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LOCAL OFFICIAL PLAN REVIEWS – PROVINCIAL AND REGIONAL PLAN CONFORMITY

The Planning and Economic Development Committee recommends the adoption of the recommendations contained in the following report dated November 19, 2009 from the Commissioner of Planning and Development Services.

1. RECOMMENDATIONS

It is recommended that:

1. Regional staff continue to liaise with local municipal staff to ensure the key policies of the Provincial Plans and Regional Official Plan are incorporated into their local Official Plan reviews.
2. The Regional Clerk forward a copy of this report to the nine local municipalities and the Ministry of Municipal Affairs and Housing.

2. PURPOSE

The purpose of this report is to:

- Identify key Provincial requirements based on Provincial Legislation and Plans, and key Regional interests and policies to be incorporated into local Official Plan reviews.
- Provide advice to local municipalities and other stakeholders, at an early stage in the conformity exercise process, of the Provincial requirements which the Region, local municipalities and other agencies are required to meet in order to comply with Provincial Legislation and Plans.
- Provide the current status of each local municipal Official Plan review, recognizing the uniqueness and complexity of each one that likely involves further planning at the secondary plan stage for items such as urban growth centres, main street revitalization, new communities and intensification strategies.
- Identify the process and next steps for the local Official Plan reviews, including anticipated timelines, milestone events and the required communication and consultation prior to York Region issuing decisions on the new local Official Plans.

3. BACKGROUND

Proposed Local Official Plans must conform to recent Provincial Legislation, including the Growth Plan and Greenbelt Plan

1. Growth Plan

On June 16, 2006 the Government of Ontario released the Growth Plan for the Greater Golden Horseshoe, which was prepared under the Places to Grow Act, 2005. Section 12 of the Places to Grow Act, 2005 requires affected municipalities to amend their Official Plans to conform to the Growth Plan by June 16, 2009. The Province recently provided the opportunity to local municipalities to have this date extended for one year to June 2010.

2. Greenbelt Plan

The Greenbelt Act received Royal Assent on February 24, 2005 and is retroactive to December 16, 2004. Section 9 of the Act requires Official Plans of municipalities located within any of the areas designated “Protected Countryside”, to be amended to conform to the Greenbelt Plan. Six of the nine local municipalities are impacted, the exceptions being Newmarket, Aurora, and Richmond Hill. There is no date specified as to when this conformity must take place, although this would most likely be done concurrently with a municipality’s 5 year review of its Official Plan.

3. Provincial Policy Statement

The Provincial Policy Statement provides policy directions on land use planning and development and sets the Provincial policy for regulating the development and use of land. A revised Provincial Policy Statement was issued under Section 3 of the Planning Act and came into effect March 1, 2005. The local Officials Plan (OP) conformity exercises are required by the Planning Act to be consistent with the Provincial Policy Statement, 2005.

4. Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan came into effect on June 2, 2009 and the policies of the plan have legal affect as provided by the Lake Simcoe Protection Act, 2008. Decisions under the Planning Act, such as the approval of new local Official Plans (OP’s), are required to conform to applicable designated policies in the Plan.

5. Greater Toronto and Hamilton Area Transportation Plan

On November 28, 2008 the Metrolinx Board adopted a transportation plan named “The Big Move: Transforming Transportation in the Greater Toronto and Hamilton Area” and forwarded it to the Ministry of Transportation under the Greater Toronto Transportation Authority Act. The Plan provides a transportation system that builds on Provincial planning policies and ties together the urban structure policies of the Growth Plan with a transportation system. Metrolinx is requesting that local Official Plans be consistent with its adopted transportation plan and a Provincial policy is currently being developed to require this consistency

As the Approval Authority for Local Official Plans and Amendments, York Region, in conjunction with the Ministry of Municipal Affairs and Housing, ensures that the Local Official Plans conform to Provincial Plans

Section 17 of the Planning Act R.S.O. 1990, as amended, provides the authority for York Region to be the approval authority for local Official Plans and local Official Plan amendments. This commenced in the mid 1990's with the approval of York Region's first Official Plan (OP).

Roles and responsibilities as the approval authority include, but are not limited to, the following:

- Provision of comments to the local municipalities early in the process that set out Provincial requirements and protection of Regional interests.
- Circulation to, and consultation with, Provincial staff on background material and preliminary and/or adopted Official Plans or major Official Plan amendments.
- Reporting to Committee and Council on major Official Plan applications, providing conflict resolution where appropriate and recommending modifications, deferrals, or partial approvals, and issuing Notices of Decision.
- Receipt of appeals and forwarding the "Record" to the Ontario Municipal Board. Defending the position of Regional Council at the OMB, if required.

The decision process for local Official Plans includes active communication and consultation between Regional and local partners, with appropriate levels of input from the Province

The following identifies the major steps in the review process for the proposed local Official Plans that are required to conform to the Provincial Greenbelt Plan, Provincial Growth Plan and Lake Simcoe Protection Plan:

- Community Planning branch coordinates timely Regional review and comments from internal departments and branches on background reports and other material completed for the area municipality in preparation of their new OP's. Key departments and branches include Long Range and Strategic Planning, Infrastructure Planning, Roads, Transit, Rapid Transit, Environmental Services and Health and Community Services. Early meetings held with local municipal staff to ensure coordination of the scope and content of the local municipal process.
- Regional staff members participate at the local Technical Advisory Committee meetings and provide verbal technical comments.
- Circulation by York Region staff of draft OP and background documents to the Ministry of Municipal Affairs and Housing (MMAH), or directly by the local municipality that desires early consultation with the Province, for example: East

Gwillimbury circulated its draft OP directly to the Province and the Region organized a meeting between the three levels of government.

- Comprehensive Regional comments forwarded to local municipal planning staff on their draft or preliminary Official Plan.
- Public Open Houses and Statutory Public meetings held at the local level. Regional attendance and participation, if requested.
- Adoption of new Official Plan(s) by local Council(s) and forwarding of formal “Record” to York Region (Community Planning branch) for a decision.
- Comparison of adopted version of OP to preliminary version by Regional staff and circulation and further consultation with internal and external agencies, including the Province, if required.
- Preparation of a “decision” report for presentation to Regional Planning Committee and Council. Recommendation by Regional Planning Committee and decision by Regional Council.
- Issuance of Notice of Decision by the Commissioner of Planning and expiration of 20 day appeal period.

4. ANALYSIS AND OPTIONS

Each local municipality has a unique approach to its Official Plan review and will include key policy areas within its review

Each individual local area municipality is at a different stage in completing its conformity review and is approaching the requirements of Provincial Legislation and the Regional OP in a manner that respects the uniqueness of their community. This report establishes a framework for the review of these initiatives to ensure both Regional and Provincial interests are protected so that the June 2010 adoption date can be met.

This section identifies the key policy areas found within Provincial Plans that Regional staff are required by legislation to implement. Regional staff are ensuring that these key policy areas are incorporated into the new Regional Official Plan, included within the local Official Plan conformity exercises, and further implemented at the secondary plan stage or development approval stage. These key policies provide a foundation for urban area expansions, development of high quality, sustainable, complete communities, and facilitate city building initiatives.

The following paragraphs highlight Regional Planning's areas of interest using the main elements of the new Regional Official Plan. The attachments to this report provide some of the specific key Provincial and Regional policies to be included in the local Official Plan reviews. The list is not all inclusive, it identifies key policies and will assist local municipalities in understanding or assessing their exercises (reference to the entire Growth Plan, Greenbelt Plan, Lake Simcoe Plan and new Regional Official Plan is still required). Through the Region's Planning for Tomorrow exercise, and ongoing meetings between Regional and area municipal staff, many of the key points have been conveyed to staff at the local municipalities who are working with the Region to satisfy the Provincial requirements.

Urban Boundary Expansions and Building Complete Communities

In the next twenty five years, York Region will face significant growth which the Region is committed to plan for in a sustainable way and provide a high quality of life. York Region is forecasted by the Province to accommodate 1.5 million people, 780,000 jobs and 510,000 households by 2031. Collectively it is important that the Region and the local municipalities work together to build a solid foundation for the coming growth. This work must conform to, and respect, Provincial Legislation.

To accommodate the proposed growth, urban boundary expansions are required in three local municipalities. Further details on the preferred approach to these urban boundary expansions are set out in the report recommending the adoption of the new Regional Official Plan which is proceeding to the same Planning Committee meeting as this report.

The Provincial Growth Plan requires new development to contribute to creating complete communities by providing a diverse mix of land uses, including both residential and employment uses. The Provincial Growth Plan also requires communities to be built at transit supportive densities that achieve an overall average of 50 residents and jobs per developable hectare. Development of new communities must be consistent with the Provincial and Regional population and employment forecasts, final growth management exercises carried out at the local level, and supportive of the Provincial and Regional structure of centres and corridors. *Attachment No. 1* to this report sets out key Provincial Growth Plan, Provincial Policy Statement and Regional Official Plan policies that facilitate the creation of complete communities.

The new local Official Plans will also establish suitable parameters to guide growth over the planning period. Key building blocks contributing to successful plans include new policies for city building, economic vitality, healthy communities, sustainable natural environment and moving people and goods.

City Building requires intensification strategies, timely delivery of infrastructure and the right built form

To partially accommodate the forecast population and employment, York Region's urban area will undergo intensification which will be focused in the Regional Centres and Corridors. Intensification will occur at strategic locations to assist in maximizing infrastructure delivery and transit ridership. A framework for the hierarchy of intensification is set out in the Regional Official Plan, consistent with the provisions of the Provincial Growth Plan, which requires all municipalities to develop and implement intensification strategies. The intensification hierarchy set out in the Regional Official Plan is to be refined and further implemented through more detailed strategies at the local level.

Integral to city building is creating liveable, dense communities, where residents can walk or bike to work, and where transit is readily available. Delivering the required infrastructure concurrently with the planned growth requires both Regional and local 10 year capital plans to identify the necessary infrastructure, including transit, and ensuring its timely construction. To facilitate well designed neighbourhoods it is essential that Regional and local infrastructure be integrated with the timing of growth as determined by the municipal wide phasing plans and the more localized staging plans.

Another key aspect to city building includes a built form that creates attractive streets and buildings that incorporate art, culture, and heritage. *Attachment No. 2* to this report sets out key Provincial and Regional policies that provide the foundation for future City Building.

Components of Economic Vitality include providing an adequate supply of employment land, protecting the employment land over the long term, and focussing major development in the centres and corridors

A strong and stable economy is essential to York Region's health and prosperity. It is York Region's objective to accommodate a diverse group of economic activities, provide cultural, recreational, institutional and tourism opportunities that enhance the Region, and support the Regional Centres and Corridors as a focus of economic and cultural activity. To support economic vitality the Provincial Growth Plan states: "An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate growth forecasts in Schedule 3." In addition the Growth Plan states "Major office and appropriate major institutional development should be located in urban growth centres, major transit station areas, or areas with existing frequent transit, or existing or planned higher order transit service." The Provincial Policy Statement (2005) requires the protection and preservation of employment lands for current and future uses in order to promote economic development and competitiveness. These key Provincial policies are reflected in the policies of the Regional Official Plan and included in *Attachment No. 3*.

Healthy Communities include the provision for affordable housing, design that supports walking and cycling, and provision for renewable energy systems

Key elements of healthy communities include the provision of affordable housing, access to public transit, opportunities to live and work in the same community, provision of safe and efficient infrastructure, and community design that promotes active lifestyles and human interaction. Key policies of the Provincial Growth Plan that support healthy communities include planning, designing and zoning new communities in a manner that supports walking, cycling and viable transit services. The Province also encourages public access to parkland, open space and trails, and shoreline areas. The Provincial Growth Plan encourages the development of a community infrastructure strategy to coordinate land use planning with delivery of public services for health, education, safety and affordable housing. To be consistent with the Provincial Policy Statement planning authorities must provide housing that is affordable to low and moderate incomes. The Province also requires York Region to maintain a 10 year supply of designated land and a 3 to 7 year supply of draft approved and unbuilt registered residential lots.

Other policies that promote healthy communities include the use of alternative and/or renewable energy systems and waste management systems that promote reduction, reuse and recycling objectives. A selection of key Provincial and Regional policies that promote healthy communities is included in *Attachment No. 4*.

Requirements of the Oak Ridges Moraine Plan and Greenbelt Plan form the foundation for a Sustainable Natural Environment

The Oak Ridges Moraine and the Greenbelt are key defining features of the Region's land structure, comprising 69% of its land base. Key policies of the draft Regional Official Plan that are based on Provincial Plan policies include the identification and protection of Greenbelt Key Natural Heritage and Key Hydrologic Features, preparation of a long term water strategy, enhanced linkages in the Regional Greenlands System and policies that provide for the protection of Lake Simcoe. The Protected Countryside designation, its permitted uses and select policies of the Natural Heritage System overlay have been incorporated into the draft Regional Official Plan. It is anticipated that more detailed policies will be included in the local Official Plans.

Another key component of the sustainable natural environment is the inclusion of policies that carefully manage stormwater through innovative techniques, consistent with the requirements of the Lake Simcoe Protection Plan. The Lake Simcoe Protection Plan also provides further policy enhancement for Lakeshore development, and sub-watershed studies. Implementation of the more stringent requirements will be implemented through the development approvals process. *Attachment No. 5* sets out the key policies for sustainable natural environment.

Making public transit a high priority leads to efficient movement of people and goods and promotes transit oriented design

Key elements of the Growth Plan include the promotion of transit supportive densities and a transportation network that links the urban growth centres through an extensive multi modal system. Growth Plan policies require that “public transit be the first priority for transportation infrastructure planning and major transportation investments” and that growth be planned using transit infrastructure to shape growth using high residential and employment densities to ensure efficiency and viability of existing and planned transit service. Other policies require increasing the modal share of transit, and integration of pedestrian and bicycle networks into the transportation network. These policies are reflected in the draft Regional Official Plan (*see Attachment No. 6*) and should be replicated and enhanced through the local Official Plan conformity exercises.

Permitted uses in the Agriculture and Rural Areas are largely determined by the Greenbelt Plan and Oak Ridges Moraine Plan

The permitted uses within the “Agriculture Policy Area” and “Rural Policy Area” are set out in the draft Regional Official Plan and reflect those permitted by the Greenbelt Plan and Oak Ridges Moraine Plan. It should be noted that although the Greenbelt Plan is silent on cemeteries, the Regional Official Plan identifies criteria to allow cemeteries and related uses to locate within the “Rural Policy Area” of the “Protected Countryside” designation.

The Local Municipalities are progressing with their new Official Plans and conformity exercises, targeting decisions by the Region in late 2010

Table 1 below identifies the general status of the local municipalities’ Official Plan conformity exercises.

Table 1

Municipality	General Status of Conformity Exercise with Provincial and Regional Plans
Newmarket	New Official Plan approved in 2008 with placeholders for 2031 population and employment forecasts to be inserted once Province approves new Regional OP.
East Gwillimbury	Draft Official Plan endorsed by East Gwillimbury Council for circulation and responses to municipal agencies and other stakeholders. Adoption anticipated in Winter 2009/2010.
Vaughan	Numerous background studies completed or underway for both OP and Urban Growth Centre. Where and How to Grow report providing growth options received by Vaughan Council. Adoption of new OP anticipated in late spring or early summer 2010.

Richmond Hill	Various background studies complete, including Intensification Report and draft policies report. Background work on Urban Growth Centre in progress. Draft OP anticipated to be presented to Richmond Hill Council early in 2010.
Markham	Numerous background studies complete, Secondary Plan for Langstaff Urban Growth Centre in progress. Town awaiting completion of employment intensification report.
Aurora	Terms of Reference issued for new Official Plan and consultant engaged. Intensification and Yonge Street Study underway. 2C Secondary Plan initiated.
King Township	Intensification studies initiated, primarily dealing with communities of Schomberg, Nobleton and King City.
Georgina	Phase 1 of Greenbelt and Growth Plan conformity completed with approval of Keswick Business Park. Sutton Secondary Plan in process; finalization requires further discussion on impact of Lake Simcoe Plan and phosphorous loading. Town focusing on changes to OP outside of settlement areas.
Whitchurch- Stouffville	Stouffville Intensification Study underway. Greenbelt Conformity exercise to commence early in 2010.
York Region	Adoption of new OP anticipated in December 2009. Approval by Province (MMAH) expected within prescribed timeframe of 180 days or late Spring 2010.

Next Steps

Noted below and attached as Attachment No. 8 are figures illustrating the relationship between the Provincial Plans, the draft Regional Official Plan and the local conformity exercises. The first figure provides the interrelationship and the second figure provides an anticipated timeline for the approval of the new Regional Official Plan. Attachment No. 8 provides the major process steps in the local conformity exercises with an anticipated timeline shown below.

Figure 1
Relationship of Provincial Regional and Local Plans

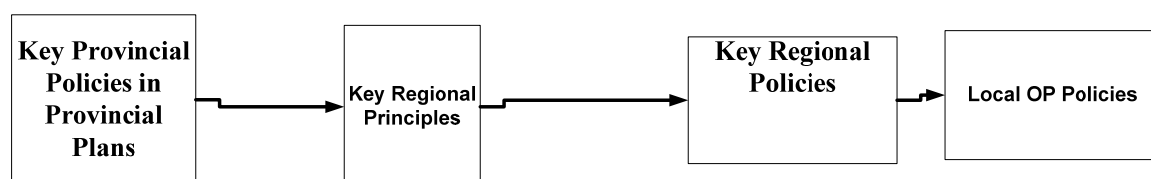
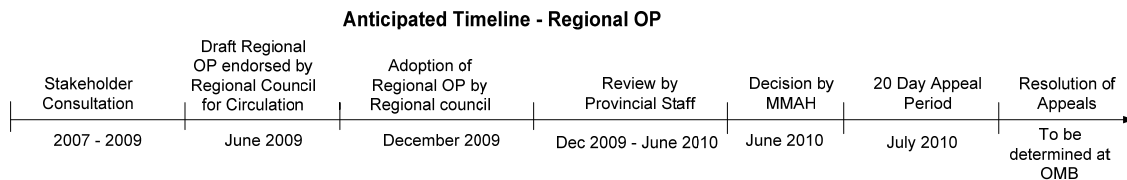


Figure 2
Anticipated Timeline for Regional Official Plan



5. FINANCIAL IMPLICATIONS

There are no financial implications associated with his report.

6. LOCAL MUNICIPAL IMPACT

Regional staff are working closely with local staff to assist with the completion of each local Official Plan conformity exercise. Through the ongoing technical advisory committee meetings and consultation and review process between local, Regional, and Provincial staff all of the local Official Plan reviews are expected to comply with both the Provincial Plans and the new Regional Official Plan.

This report provides a framework to assist the local municipalities in understanding the expectations for their local official plan conformity exercises. Identifying the requirements at an early stage in the process will help the local municipalities meet the Provincial and Regional requirements.

7. CONCLUSION

The Province has established a June 2010 date for the adoption of local Official Plans that demonstrate conformity to the Provincial Plans and new Regional Official Plan. The framework provided in this report, which highlights key Provincial and Regional policies, will assist in having the local Official Plans meet the June 2010 adoption date. Each local Official Plan is unique to its municipality and, in many cases, will be complex, outlining the planning taking place through future secondary plans for Urban Growth Centres, main street revitalization, new “greenfield” communities and intensification strategies.

For more information on this report, please contact Paul Belton, Manager of Development Review, at (905) 830-4444, Ext. 1507, or Heather Konefat, Director of Community Planning at Ext. 1502.

The Senior Management Group has reviewed this report.

(The eight attachments referred to in this clause are attached to this report).

Phasing Growth & Building Complete Communities

Key Provincial Growth Plan Policies	Key Provincial Policy Statement Policies	Key Regional Policies (June 2009 draft)
2.2.1.1 The population and employment forecasts contained in Schedule 3 for all upper and single tier municipalities will be used for planning and managing growth in the Greater Golden Horseshoe;		5.1. 1 that the land use planning horizon for York Region is the year 2031. 5.1.2 That the population and employment forecasts in Table 1 be used as the basis for planning of new <i>development</i>.
2.2.2.1 Population and employment growth will be accommodated by – Ensuring the availability of sufficient land for employment purposes to accommodate growth to support the GGHs economic competitiveness	1.1.3.9 A planning authority may identify a <i>settlement area</i> or allow the expansion of a <i>settlement area</i> boundary only at the time of a <i>comprehensive review</i> and only where it has been demonstrated that: a. sufficient opportunities for growth are not available through <i>intensification, redevelopment</i> and <i>designated growth areas</i> to accommodate the projected needs over the identified planning horizon; b. the <i>infrastructure</i> and <i>public service facilities</i> which are planned or available are suitable for the development over the long term and protect public health and	5.1.13 That the land area requirements for the urban expansion have been identified as part of York Region’s land budget exercise and do not require an additional comprehensive review. The Region will work with the Town of East Gwillimbury, the Town of Markham and the City of Vaughan to finalize the land budget and to identify the preferred amount, location and phasing of Urban Area boundary expansions prior to the adoption of local official plans. The general locations where urban expansions may be considered are identified with asterisks on Map 1.

	safety; c. in <i>prime agricultural areas</i>: 1. the lands do not comprise <i>specialty crop areas</i>; 2. there are no reasonable alternatives which avoid <i>prime agricultural areas</i>; and 3. there are no reasonable alternatives on lower priority agricultural lands in <i>prime agricultural areas</i>; and d. impacts from new or expanding <i>settlement areas</i> on agricultural operations which are adjacent or close to the <i>settlement area</i> are mitigated to the extent feasible.	
2.2.2.1 h) Encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services.		5.6.5 That <i>new community areas</i> shall contain a wide range and mix of housing types, sizes and affordability. 5.6.5 That <i>new community areas</i> shall be designed to contain community core areas, which will be the focus of local retail, personal services, human services, community services and provide connections to rapid transit. The community cores shall be within a reasonable walking distance from the majority of the population.

2.2.7.1 New development taking place in designated Greenfield areas will be planned, designated zoned and designed in a manner that: • Contributes to creating complete communities, provides a diverse mix of land uses including residential and employment uses to support vibrant neighbourhoods	1.1.3.7 New development taking place in <i>designated growth areas</i> should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, <i>infrastructure and public service facilities</i>.	5.1.8 To require, within each local municipality, that a phase of <i>new community area development</i> is substantially complete (i.e., generally 75% of residential land area built) before a subsequent phase may be registered, to ensure the orderly development of land.
2.2.7.2 The designated Greenfield area of each upper tier municipality will planned to achieve a minimum density target that is not less than 50 residents and jobs combined over hectare		5.2.23 That <i>new community areas</i> shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the <i>developable area</i>. 5.6.4 To require that approved secondary plans that are not completely built, within the <i>designated greenfield area</i> be re-examined to achieve 50 residents and jobs per hectare in the <i>developable area</i>.

City Building

Key Provincial Growth Plan Policies	Key Provincial Policy Statement Policies	Key Regional Policies(June 2009 draft)																						
2.2.3.1. By the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually within each upper- and single-tier municipality will be within the built-up area.		5.3.1 That by the year 2015 and for each year thereafter, a minimum of 40% of all residential <i>development</i> will occur within the built-up area as defined by the Province’s Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe.																						
2.2.3.6. All municipalities will develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target. This strategy and policies will – a) be based on the growth forecasts contained in Schedule 3, as allocated to lower-tier municipalities in accordance with policy 5.4.2.2 b) encourage intensification generally throughout the built-up area c) identify intensification areas to support achievement of the intensification target d) incorporate the built boundary delineated in accordance with Policy 2.2.3.5 e) recognize urban growth	1.1.3.2 Land use patterns within <i>settlement areas</i> shall be based on: a. densities and a mix of land uses which: 1. efficiently use land and resources; 2. are appropriate for, and efficiently use, the <i>infrastructure</i> and <i>public service facilities</i> which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and 3. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance	5.3.3That local municipalities shall complete and adopt their own <i>intensification</i> strategies based on the York Region 2031 Intensification Strategy and on the Region’s Intensification Guide. The local municipal <i>intensification</i> strategies, developed in co-operation with the Region, shall: plan to meet and/or exceed <i>intensification</i> targets identified in Table 2: York Region Residential Intensification Targets by Local Municipality 2006-2031 <table><tr><th></th><th>Units</th></tr><tr><td>Aurora</td><td>3,140</td></tr><tr><td>East Gwillimbury</td><td>1,030</td></tr><tr><td>Georgina</td><td>2,690</td></tr><tr><td>King</td><td>920</td></tr><tr><td>Markham</td><td>31,590</td></tr><tr><td>Newmarket</td><td>5,250</td></tr><tr><td>Richmond Hill</td><td>15,300</td></tr><tr><td>Vaughan</td><td>29,300</td></tr><tr><td>Whitchurch-Stouffville</td><td>1,500</td></tr><tr><td>York Region</td><td>90,720</td></tr></table>		Units	Aurora	3,140	East Gwillimbury	1,030	Georgina	2,690	King	920	Markham	31,590	Newmarket	5,250	Richmond Hill	15,300	Vaughan	29,300	Whitchurch-Stouffville	1,500	York Region	90,720
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centres, intensification corridors and major transit station areas as a key focus for development to accommodate intensification f) facilitate and promote intensification g) identify the appropriate type and scale of development in intensification areas h) include density targets for urban growth centres where applicable, and minimum density targets for other intensification areas consistent with the planned transit service levels, and any transit-supportive land-use guidelines established by the Government of Ontario i) plan for a range and mix of housing, taking into account affordable housing needs j) encourage the creation of secondary suites throughout the built-up area.	with policy 1.8; and b. a range of uses and opportunities for <i>intensification</i> and <i>redevelopment</i> in accordance with the criteria in policy 1.1.3.3.	
2.2.4.4. Urban growth centres will be planned – a) as focal areas for investment in institutional and region-wide public		5.4.23 That the Regional Centres contain the highest <i>development</i> densities and greatest mix of uses in the Region, and shall achieve a minimum density of: a. 2.5 <i>floor space index</i> per development

services, as well as commercial, recreational, cultural and entertainment uses b) to accommodate and support major transit infrastructure c) to serve as high density major employment centres that will attract provincially, nationally or internationally significant employment uses d) to accommodate a significant share of population and employment growth.		block. This requirement meets and exceeds the Places to Grow: Growth Plan for the Greater Golden Horseshoe gross minimum density requirement of 200 residents and jobs combined per hectare; and, b. 3.5 <i>floor space index</i> per development block, at, and adjacent to, the Vaughan Corporate Centre Station on the Spadina Subway Extension, and the Langstaff/Longbridge and Richmond Hill Centre Stations on the Yonge Subway Extension.
2.2.4.5. Urban growth centres will be planned to achieve, by 2031 or earlier, a minimum gross density target of – b) 200 residents and jobs combined per hectare for each of the Downtown Brampton, Downtown Burlington, Downtown Hamilton, Downtown Milton, Markham Centre, Mississauga City Centre, Newmarket Centre, Midtown Oakville, Downtown Oshawa, Downtown Pickering, Richmond Hill/Langstaff Gateway, Vaughan Corporate Centre, Downtown Kitchener and Uptown Waterloo urban growth centres		5.4.6 That comprehensive secondary plans for the Regional Centres and Corridors be prepared by local municipalities and implemented in co-operation with the Region and related agencies. These secondary plans shall include: a. minimum density requirements and targets established by the Region and the Province; b. the establishment, implementation and/or continuation of a fine-grained street grid that incorporates sidewalks and bicycle lanes; c. an urban built form that is massed, designed and oriented to people, and creates active and attractive streets for all seasons with ground-floor uses such as retail, human and personal services;

		d. a concentration of the most intensive <i>development</i> and greatest mix of uses within a reasonable and direct walking distance of rapid transit stations and/or planned subway stations;
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Economic Vitality

Key Provincial Growth Plan Policies	Key Provincial Policy Statement Policies	Key Regional Official Plan Policies (June 2009 draft)
2.2.6.1. An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the growth forecasts in Schedule 3.	1.3.1 Planning authorities shall promote economic development and competitiveness by: 1. providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs; 2. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; 3. planning for, protecting and preserving <i>employment areas</i> for current and future uses; and 4. ensuring the necessary <i>infrastructure</i> is provided to support current and projected needs.	4.1.4 To work with local municipalities to create a business friendly environment that includes: a. a diverse range, size and mix of available employment lands; b. state-of-the-art communications facilities and networks, including broadband technology; c. advanced infrastructure; d. a range of quality human services facilities and programs; e. a protected and enhanced natural environment; and, f. employment areas that are well designed and include business support services.

2.2.6.2. Municipalities will promote economic development and competitiveness by – a) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses c) planning for, protecting and preserving employment areas for current and future uses d) ensuring the necessary infrastructure is provided to support current and forecasted employment needs.	1.7.1 Long-term economic prosperity should be supported by: a. optimizing the long-term availability and use of land, resources, <i>infrastructure</i> and <i>public service facilities</i>; b. maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets; c. promoting the redevelopment of <i>brownfield sites</i>; d. providing for an efficient, cost-effective, reliable <i>multi-modal transportation system</i> that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs;	4.2.12 That the conversion of employment lands to non-employment land uses is not permitted. For the purposes of this policy: a. employment lands are lands that are designated for employment uses including but not limited to land designated as industrial and business park in local official plans; and, b. uses not permitted on employment lands include residential, institutional, major retail and non-ancillary commercial/retail. 4.2.13 That notwithstanding policy 4.3.12, the conversion of employment lands to non-employment land uses may be considered, together with local municipalities, provided that a municipal comprehensive review has been completed in accordance with the applicable policies, forecasts and land budgets of the Province and the Region.
4. Major office and appropriate major institutional development should be located in urban growth centres, major transit station areas, or areas with existing frequent transit service, or existing or planned higher order transit service.		4.2.2 To recognize Regional Centres and Corridors as the preferred location for major office uses and to develop incentives to attract major office uses to these locations.

Healthy Communities

Key Provincial Growth Plan Policies	Key Provincial Policy Statement Policies	Key Regional Official Plan Policies (June 2009 draft)
2.2.7.1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that – a) contributes to creating complete communities b) creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services	1.4.1 To provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the <i>regional market area</i> identified in policy 1.4.3, planning authorities shall: a. maintain at all times the ability to accommodate residential growth for a minimum of 10 years through <i>residential intensification</i> and <i>redevelopment</i> and, if necessary, lands which are <i>designated and available</i> for residential development; and b. maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate <i>residential intensification</i> and <i>redevelopment</i>, and land in draft approved and registered plans.	3.1.3 To require high-quality urban design and pedestrian-friendly communities that provide safety, comfort and mobility so that residents can walk to meet their daily needs. 3.5.4 To require that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community. The mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements. 3.5.3 To ensure an adequate supply of housing by: a. maintaining a minimum 10-year supply of land designated for housing; and, b. maintaining a 3 to 7 year supply of registered and draft approved plans of subdivision, condominium plans and site plans.
	1.4.3 Planning authorities shall provide for	3.5.5 To require that all new secondary

	an appropriate range of housing types and densities to meet projected requirements of current and future residents of the <i>regional market area</i> by: establishing and implementing minimum targets for the provision of housing which is <i>affordable</i> to <i>low and moderate income households</i>. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;	plans include a strategy to implement the <i>affordable</i> housing policies found in this Plan. The strategy shall include: - specifications on how the <i>affordable</i> housing targets in this Plan will be met; - policies to achieve a mix and range of housing types within each level of affordability; - policies to ensure larger sized, family units within each housing type and level of affordability; and, - consideration of locations for non-profit housing developments. 3.5.6 That a minimum 25% of new housing units across the Region be <i>affordable</i>, and distributed within each local municipality. <i>Affordable</i> housing units must include a mix and range of types, lots sizes, unit sizes, functions and tenures to provide opportunity for all household types, including larger families and residents with special needs.
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4.2.4 A Culture of Conservation 1. Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives: a) Water conservation, including – i. water demand management, for the efficient use of water ii. water recycling to maximize the reuse and recycling of water. b) Energy conservation, including – i. energy conservation for municipally owned facilities ii. identification of opportunities for alternative energy generation and distribution iii. energy demand management to reduce energy consumption iv. land-use patterns and urban design standards that encourage and support energy-efficient buildings and opportunities for cogeneration. d) Integrated waste management, including – i. enhanced waste reduction, composting, and recycling initiatives and the	1.8.2 Increased energy supply should be promoted by providing opportunities for energy generation facilities to accommodate current and projected needs and the use of <i>renewable energy systems</i> and <i>alternative energy systems</i>, where feasible.	2.3.1 To prepare a comprehensive Regional water strategy for both piped services and surface and groundwater sources that will include long-term protection strategies, enhancement guidelines and monitoring requirements for streams, lakes, wetlands, groundwater, kettle lakes, Lake Simcoe, and other natural aquatic systems. 7.3.32 To work with local municipalities to engage the public on water resource use reduction and conservation, pollution prevention and awareness of lifestyle decisions that can reduce carbon footprints. 7.5.9 To investigate the development of an Energy for Tomorrow program that raises awareness of the benefits of energy efficiency and conservation, and renewable energy systems in partnership with local utilities and other stakeholders. 7.5.12 To work with local municipalities, the Province and other stakeholders to investigate suitable criteria for the construction and use of renewable energy systems within York Region.
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identification of new opportunities for source reduction, reuse, and diversion where appropriate ii. a comprehensive plan with integrated approaches to waste management, including reduction, reuse, recycling, composting, diversion, and the disposal of residual waste iii. promotion of reuse and recycling of construction materials iv. consideration of waste management initiatives within the context of long term regional planning, and in collaboration with neighbouring municipalities. 3.2.6.3 An appropriate range of community infrastructure should be planned to meet the needs resulting from population changes and to foster complete communities. 3.2.6.4 Services planning, funding and delivery sectors are encouraged to develop	1.6.8.1 <i>Waste management systems</i> need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives.	7.4.1 To develop a York Region Waste Management Master Plan based on a sustainable life-cycle approach containing comprehensive strategies to reduce, reuse, recycle, and recover all forms of waste in York Region. 7.4.2 To surpass waste management regulatory requirements by: a. achieving at least 80% diversion from landfill by 2010; b. achieving over 90% diversion from landfill by 2016; and, c. eliminating the disposal of unprocessed waste in landfill by 2020. 3.3.1 To implement, update and monitor the York Region Human Services Strategy, in conjunction with other growth management initiatives to ensure the integration of human services planning with land use, infrastructure and fiscal planning.
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a community infrastructure strategy to facilitate the co-ordination and planning of community infrastructure with land use, infrastructure and investment through a collaborative and consultative process.		3.3.7 To prepare and regularly update a Community and Health Services multi-year plan.
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Sustainable Natural Environment

Key Provincial Greenbelt Plan Policies	Key Provincial Policy Statement Policies	Key Regional Official Plan Policies (June 2009 draft)
3.2.2.3 New <i>development</i> or <i>site alteration</i> in the Natural Heritage System (as permitted by the policies of this Plan) shall demonstrate that: a. There will be no negative effects on <i>key natural heritage features</i> or <i>key hydrologic features</i> or their functions; b. <i>Connectivity between key natural heritage features and key hydrologic features</i> is maintained, or where possible, enhanced for the movement of native plants and animals across the landscape; c. The removal of other natural features not identified as <i>key natural heritage features and key hydrologic features</i> should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible; and d. The disturbed area of any site does not exceed 25 percent, and the impervious surface does not exceed 10 percent, of the <i>total developable area</i>, except for uses described in and governed by sections 4.1.2 and 4.3.2. With respect to golf courses, the disturbed area shall	2.1.2 The diversity and connectivity of natural features in an area, and the long-term <i>ecological function</i> and biodiversity of <i>natural heritage systems</i>, should be maintained, restored or, where possible, improved, recognizing linkages between and among <i>natural heritage features and areas, surface water features and ground water features</i>.	2.1.12 To require a Greenlands System Plan as a component of secondary plans within <i>new community areas</i> that: a. evaluates the potential impact of development on the System and ensures the protection, enhancement and securement of all elements of the Regional Greenlands System; b. identifies strategic areas for enhancement and restoration to maximize the quality and connectivity of the entire System; c. identifies how infrastructure projects within the System, including stream crossings for streets, water and wastewater systems, contribute to an overall net system gain by increasing natural cover, enhancing ecological function, providing recreational access and/or contributing to offsite enhancements; d. identifies securement opportunities and management requirements; e. identifies a trail network which is integrated into the mobility system of the community; and,

not exceed 40 percent of the site.		f. examines the feasibility of providing local community gardening plots where appropriate, within the System.
For lands within a <i>key natural heritage feature</i> or a <i>key hydrologic feature</i> in the Protected Countryside, the following policies shall apply: 1. <i>Development</i> or <i>site alteration</i> is not permitted in <i>key hydrologic features</i> and <i>key natural heritage features</i> within the Natural Heritage System, including any associated <i>vegetation protection zone</i>, with the exception of: a. Forest, fish and wildlife management; b. Conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered; or c. <i>Infrastructure</i>, aggregate, recreational, shoreline and <i>existing uses</i>, as described by and subject to the general policies of section 4 of this Plan.	2.1.3 <i>Development</i> and <i>site alteration</i> shall not be permitted in: a. <i>significant</i> habitat of <i>endangered species</i> and <i>threatened species</i>; b. <i>significant wetlands</i> in Eco-regions 5E, 6E and 7E<u>1</u>; and <i>significant coastal wetlands</i>	2.2.4 To prohibit <i>development</i> and <i>site alteration</i> within key natural heritage features, key hydrologic features, and <i>adjacent lands</i>, unless it is demonstrated through a natural heritage evaluation, hydrological evaluation, or environmental impact statement that the <i>development</i> or <i>site alteration</i> will not result in a negative impact on the feature or its functions.

The following Water Resource System policies apply throughout the Protected Countryside: 1. All planning authorities shall provide for a comprehensive, integrated and long-term approach for the protection, improvement or restoration of the quality and quantity of water. Such an approach will consider all hydrologic features and functions and include a systems approach to the inter-relationships between and/or among recharge/discharge areas, aquifers, headwaters and surface waters (e.g. <i>lakes</i> as well as rivers and streams, including <i>intermittent streams</i>).	2.2.1 Planning authorities shall protect, improve or restore the <i>quality and quantity of water</i> by: a. using the <i>watershed</i> as the ecologically meaningful scale for planning; b. minimizing potential <i>negative impacts</i>, including cross-jurisdictional and cross-<i>watershed</i> impacts; c. identifying <i>surface water features, ground water features, hydrologic functions and natural heritage features and areas</i> which are necessary for the ecological and hydrological integrity of the <i>watershed</i>; d. implementing necessary restrictions on <i>development and site alteration</i> to: 1. protect all municipal drinking water supplies and <i>designated vulnerable areas</i>; and 2. protect, improve or restore <i>vulnerable surface and ground water, sensitive surface water features and sensitive ground water features</i>, and their <i>hydrologic functions</i>; e. maintaining linkages and related	2.3.1 To prepare a comprehensive Regional water strategy for both piped services and surface and groundwater sources that will include long-term protection strategies, enhancement guidelines and monitoring requirements for streams, lakes, wetlands, groundwater, kettle lakes, Lake Simcoe, and other natural aquatic systems. 2.3.2 To maintain linkages and related functions among surface water features, ground water features, hydrologic function and natural heritage features. 2.3.9 To require local municipalities to establish policies and programs to protect, enhance and monitor water systems. 2.3.32 To require the preparation of
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	functions among <i>surface water features, ground water features, hydrologic functions</i> and <i>natural heritage features and areas</i>; f. promoting efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality; and g. ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces	community water management plans as a component of secondary plans to manage stormwater quality, quantity, and infiltration through an integrated treatment approach, which may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.
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Moving People and Goods

Key Provincial Growth Plan Policies	Key Provincial Policy Statement Policies	Key Regional Official Plan Policies (June 2009 draft)
2.2.2.1. Population and employment growth will be accommodated by – a) directing a significant portion of new growth to the built-up areas of the community through intensification b) focusing intensification in intensification areas c) building compact, transit-supportive communities in designated greenfield areas d) reducing dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments e) providing convenient access to intra- and inter-city transit	1.6.5.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes, including commuter rail and bus.	7.2.23 To ensure communities are planned with the early integration of transit. 7.2.26 To achieve an overall transit modal split of 30% during peak periods in the Urban Area and 50% in the Regional Centres and Corridors by 2031.
3.2.3.1. Public transit will be the first priority for transportation infrastructure planning and major transportation investments.		7.2.19 To recognize transit as a strategic investment priority and a key element of York Region's urban structure.
3.2.3.2. All decisions on transit planning and investment will be made according to the following criteria: a) Using transit infrastructure to shape growth, and planning for high residential and employment densities that		7.2.24 To provide preferential treatment for transit vehicles on Regional streets, including the construction of <i>high-occupancy vehicle lanes</i>, dedicated transit lanes, transit signal priority and other transit priority measures.

ensure the efficiency and viability of existing and planned transit service levels; b) Placing priority on increasing the capacity of existing transit systems to support intensification areas; f) Increasing the modal share of transit.		7.2.25 To achieve higher transit usage by supporting improvements in service, convenient access and good urban design, including the following: a. minimizing walking distance to planned and existing transit stops through measures such as the provision of walkways, sidewalks and more direct street patterns. The Region will plan to provide transit service to 90% of residents within 500 metres and 50% of residents within 200 metres to transit stops in the Urban Area;
3.2.3.3. Municipalities will ensure that pedestrian and bicycle networks are integrated into transportation planning to – a) provide safe, comfortable travel for pedestrians and bicyclists within existing communities and new development b) provide linkages between intensification areas, adjacent neighbourhoods, and transit stations, including dedicated lane space for bicyclists on the major street network where feasible.		7.2.3 To apply the York Region Pedestrian and Cycling Master Plan’s Planning and Design Guidelines in the implementation of the Regional pedestrian and cycling network. 7.2.4 To develop an integrated Regional cycling network connecting people to places of recreation, services and employment. 7.2.11 To integrate pedestrian, cycling and transit activities through improvements such as bicycle racks and storage at transit stops, bicycle racks on buses, and improved access for pedestrians and bicycles at transit stops, rapid transit stations and terminals.

Agricultural and Rural Areas

Key Provincial Greenbelt Plan Policies	Key Provincial Policy Statement Policies	Key Regional Official Plan Policies (June 2009 draft)
3.1.3 Prime Agricultural Area Policies For lands falling within the <i>prime agricultural area</i> of the Protected Countryside the following policies shall apply: 1. Within <i>prime agricultural areas</i>, as identified in municipal official plans, <i>normal farm practices</i> and a full range of <i>agricultural, agriculture-related</i> and <i>secondary uses</i> are supported and permitted. 2. <i>Prime agricultural areas</i> shall not be redesignated in municipal official plans for non-agricultural uses except for: a. Refinements to the prime agricultural and rural area designations, subject to the criteria identified in the municipal implementation policies of section 5.2; or b. <i>Settlement area</i> expansions subject to the <i>settlement area</i> policies of section 3.4. 3. Other uses may be permitted subject to the general policies of sections 4.2 to 4.6.	2.3.1 <i>Prime agricultural areas</i> shall be protected for long-term use for agriculture. 2.3.3 Permitted Uses 2.3.3.1 In <i>prime agricultural areas</i>, permitted uses and activities are: <i>agricultural uses, secondary uses</i> and <i>agriculture-related uses</i>. Proposed new <i>secondary uses</i> and <i>agriculture-related uses</i> shall be compatible with, and shall not hinder, surrounding agricultural operations. These uses shall be limited in scale, and criteria for these uses shall be included in municipal planning documents as recommended by the Province, or based on municipal approaches which achieve the same objective. 2.3.3.2 In <i>prime agricultural areas</i>, all types, sizes and intensities of <i>agricultural uses</i> and <i>normal farm practices</i> shall be promoted and protected in accordance with provincial standards.	6.3.2 That within the Agricultural Area and <i>Specialty Crop Areas</i> of the Region <i>normal farm practices</i> and a full range of <i>agricultural uses, agriculture-related uses</i> and <i>secondary agricultural uses</i> are supported and permitted. 6.3.5 That the Agricultural Area and <i>Specialty Crop Area</i> shall be designated and protected in local municipal official plans and zoning by-laws.

3.1.4 Rural Area Policies For lands falling within the <i>rural area</i> of the Protected Countryside the following policies shall apply: 1. <i>Rural areas</i> support, and provide the primary locations for a range of recreational, tourism, institutional and resource-based commercial/ industrial uses. They also contain many historic highway commercial, non-farm residential and other uses which, in more recent times, would be generally directed to <i>settlement areas</i> but which are recognized as <i>existing uses</i> by this Plan and allowed to continue and expand subject to the <i>existing use</i> policies of section 4.5. Notwithstanding this policy or the policies of section 5.3, municipal official plans may be more restrictive than this Plan with respect to the types of uses permitted within <i>rural areas</i>.		6.4.3 That existing and new <i>agricultural uses, agriculture-related uses, normal farm practices</i>, forestry, conservation, land extensive recreational uses, and resource-based commercial and industrial uses are permitted in the Rural Area, consistent with the policies of the Provincial Plans and local municipal official plans and zoning by-laws. 6.4.8 That notwithstanding policy 6.4.5, new <i>cemeteries</i> and accessory uses such as mausolea, columbaria, small scale chapels, expansions of existing <i>cemeteries</i>, but not freestanding places of worship, may be permitted in the Rural Area of the Greenbelt Plan subject to an amendment to this Plan and the local municipal official plan and zoning by-law, where the following provisions are met to the satisfaction of the Region and local municipality
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Figure 3

**Anticipated Timeline for Local OP Conformity
(timelines will vary by individual municipality)**

