

Appendix A – Proposed Growth Plan 2016 – Key Policy Changes

Policy Number	Proposed Policy Changes
1.0 Introduction	
1.1 The Greater Golden Horseshoe	Proposed changes/additions to the context for Section 1 of the Growth Plan include: • Updated profile of the regional economy and its global prominence; • Increased focus on natural assets and the importance of protection for future generations; • Recognition of the long history of human settlement in the area; • Key challenges on the horizon for the fast-growing region (some of which have recently emerged or gained prominence over the past 10 years); and • Acknowledgement of the importance of consulting with First Nations and Métis communities and the requirement to implement the Plan in a manner consistent with the recognition and affirmation of existing Aboriginal and treaty rights.
1.2 The Growth Plan for the Greater Golden Horseshoe	Guiding Principles are expanded to include additional detail to reflect the proposed changes to the Growth Plan. See Report for Comment and Recommendation 1.21
2.0 Where and How to Grow	
2.1 Context	Proposed changes/additions to the context for Section 2 include: • References to the Ontario Climate Change Strategy, 2015, and long-term greenhouse gas emissions reduction targets to 2030 and 2050; • Connecting how planning for “complete communities” helps Ontario move toward “net-zero communities” (a proposed new defined term); and • Introduction of a proposed new defined term “strategic growth areas”, which would replace the term “intensification areas”

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2.2 Policies for Where and How to Grow	Some changes involve reorganizing and revising existing policy directions policies for managing growth); other changes introduce new policies (e.g., methodology for land needs assessment)
2.2.1.1	Schedule 3 population and employment forecasts
2.2.1.3	New policy that provides more detail about how the Plan would support the achievement of complete communities, with more emphasis placed on urban design, public realm, public health and climate change; Introduces defined term ‘net-zero communities’ See Report for Comment and Recommendation 1.22
2.2.1.4	Provides additional direction and criteria for developing an integrated approach to planning and managing growth, including consideration of life cycle costs of infrastructure
2.2.1.5	New policy requiring the Minister to develop a methodology for assessing land needs
2.2.2.1	Built boundary See Report for Comment and Recommendation 1.2
2.2.2.2	Intensification target in effect in upper-tier plans will apply until next <i>municipal comprehensive review</i>
2.2.2.3	Intensification target increased to minimum 60% Region-wide See Report for Comment and Recommendation 1.1
2.2.2.5	Identifies how municipalities will plan for intensification

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2.2.4.2	New policies to prioritize planning and zoning for <i>priority transit corridors</i> , particularly <i>mobility hubs</i>
2.2.4.3, 2.2.4.4 and 2.2.4.5	Identifying <i>major transit station areas</i> See Report for Comment and Recommendation 1.4
2.2.4.4	Policy regarding considerations for major transit station area planning
2.2.4.5	New policy identifying minimum densities for <i>major transit station area</i>
2.2.4.7	Identifies considerations for supporting appropriate development in <i>major transit station areas</i>
2.2.4.8	Municipalities will identify and protect lands needed for future enhancements or expansion of transit infrastructure in proximity to <i>higher order transit corridors</i>
2.2.4.9	Lands within easy access of <i>frequent transit</i> service should be identified as <i>strategic growth areas</i> See Report for Comment and Recommendations 1.4 & 1.6
2.2.4.10	Province may identify additional <i>priority transit corridors</i> and planning requirements for priority planning corridors including <i>mobility hubs</i>
2.2.5.3	New policy suggesting identification and designation of suitable lands near major goods facilities/corridors, and as <i>prime employment areas</i> ; upper tier municipalities may identify other existing <i>employment areas as prime employment areas</i> See Report for Comment and Recommendations 1.8 through 1.11
2.2.5.4	The Minister may identify other <i>prime employment areas</i>

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2.2.5.5	Policies for protection of <i>prime employment areas</i> ; permitted uses See Report for Comment and Recommendations 1.8 through 1.11
2.2.5.6	Direction for planning and designating <i>employment areas</i> See Report for Comment and Recommendations 1.8 through 1.11
2.2.5.7 and 2.2.5.8	New policies have the effect of not allowing for the conversion of <i>prime employment area</i> lands to non-employment uses in one MCR exercise See Report for Comment and Recommendations 1.8 through 1.11
2.2.5.9	<i>Major office</i> and major institutional development will be directed to the <i>major transit station areas</i> and other <i>strategic growth areas</i> with <i>frequent transit service</i> See Report for Comment and Recommendations 1.8 through 1.11
2.2.5.10	New policy directing existing office parks to be planned to improve transit connectivity, provide an appropriate mix of amenities, etc
2.2.5.11	Policy requiring parking to be minimized in planning for employment, and to facilitate active transportation and transit-supportive built form.
2.2.6.1 and 2.2.6.2	New Housing section requiring upper tiers to develop a housing strategy, and ensure a mix of housing types

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2.2.7.2	Minimum density of 80 residents and jobs Region-wide for the Designated Greenfield Area See Report for Comment and Recommendation 1.1
2.2.7.3	Exclusion of <i>prime employment areas</i> from calculation of DGA density See Report for Comment and Recommendation 1.7
2.2.7.6	Policies for how new development in Designated Greenfield Areas will be planned
2.2.8.2	New requirements for better integration of infrastructure planning in determining urban boundary expansions
3.0 Infrastructure to Support Growth	
3.1 Context	Proposed changes/additions to the context for Section 3 include: • New details on stormwater management to emphasize the connections between preparing for extreme weather events and adapting to a changing climate; and • Updated references to Building Together, the Infrastructure for Jobs and Prosperity Act, 2015, the Ontario Great Lakes Strategy and the Great Lakes Protection Act, 2015
3.2 Policies for Infrastructure to Support Growth	For the most part, the existing policy directions for Infrastructure to Support Growth would be retained and, in some cases, updated and clarified.

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3.2.1.2	More direction on integrated planning for infrastructure; reference to community energy plans
3.2.1.3	New policy to use provincial infrastructure investment to facilitate intensification and <i>strategic growth areas</i> See Report for Comment and Recommendation 1.20
3.2.1.4	New policy requiring municipalities to assess infrastructure vulnerability and identify priority actions
3.2.2.3	New policy requires adoption of a complete streets approach
3.2.2.4 d)	Municipalities will develop and implement transportation demand management policies in official plans
3.2.3.2	New policy clarifying that decisions on transit planning and investment will be made according to the criteria listed
3.2.3.4	New policy requires municipalities to integrate active transportation networks into transportation planning
3.2.5.1	New subsection on protection of infrastructure corridors
3.2.6.2	New policy requiring comprehensive master planning for water, wastewater and stormwater management, informed by watershed planning
3.2.7.1	New policy requiring municipalities to create stormwater master plans for settlement areas informed by watershed planning; incorporating LID and green infrastructure)
3.2.7.2	New policy requiring large scale <i>development</i> to be supported by a <i>stormwater management plan</i> that is informed by a <i>subwatershed plan</i> ; new requirements for use of <i>low impact development</i> and <i>green infrastructure</i>

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4.0 Protecting What is Valuable	
4.1 Context	Proposed changes/additions to the context for Section 4 include: • New components in this section refer to the identification and protection of “water resource systems”, “natural heritage systems” and the “agricultural system” and their importance with regard to climate change; • Recognition of the importance of “cultural heritage resources” and “mineral aggregate resources”; • Setting out context of natural areas as carbon sinks to sequester carbon and that the province will develop guidance materials to support municipalities in developing inventories and strategies to reduce greenhouse gas emissions in support of provincial emissions reduction targets and the move towards “net-zero communities”
4.2 Policies for Protecting What is Valuable	New policies refer to identification and protection of water resource systems, natural heritage systems and the agricultural system, generally aligned with the Greenbelt Plan
4.2.1.1 and 4.2.1.2	New policies requiring municipalities to identify and protect a water resource system, using watershed planning as a basis
4.2.1.3	New policy would require watershed planning to inform decisions on new or expanded infrastructure; subwatershed studies required before approval of urban expansion boundaries, and large scale development and secondary plans in the DGA See Report for Comment and Recommendation 1.13
4.2.2.1	Provides for comprehensive, integrated and long term approach to maintain, restore or enhance natural heritage features and areas

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4.2.2.2	New policy would require municipalities to identify and protect a natural heritage system as mapped by the Province in their official plans
4.2.2.3	Provides for municipalities to refine the boundaries of the provincially defined natural heritage system
4.2.2.4 and 4.2.2.5	New policy to incorporate Greenbelt- level protections for natural heritage systems, etc, while allowing some flexibility in order to accommodate growth
4.2.2.5 and 4.2.2.6	4.2.2.5 would exempt the natural heritage system within settlement areas - as they exist as of the effective date of the Growth Plan, 2016 - from new requirements, but would clarify that policy 2.1 of the PPS 2014 would still apply; 4.2.2.6 requires municipalities to establish policies and designations for the natural heritage system within urban area boundary expansions See Report for Comment and Recommendation 1.14
4.2.3.1	Policies pertaining to key hydrologic features and areas, key natural heritage features See Report for Comment and Recommendation 1.15
4.2.3.3 and 4.2.3.4	New policies exempting the NHS within settlement areas from new requirements re: key hydrologic features, key hydrologic areas and key natural heritage features
4.2.4.3	Limited uses permitted in <i>vegetation protection zones</i> See Report for Comment and Recommendation 1.15
4.2.4.4	New policy clarifying the relationship between protecting the natural heritage system and agricultural uses

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4.2.4.6	Exemptions for features within settlement area boundaries See Report for Comment and Recommendation 1.14
4.2.4.5	New reference to providing opportunities for urban agriculture in public open space policies
4.2.6.1	New policy requiring province to identify an agricultural system for the GGH See Report for Comment and Recommendation 1.18
4.2.6.2	<i>Prime agricultural areas</i> to be designated in accordance with provincial mapping See Report for Comment and Recommendation 1.18
4.2.6.3	New policy requiring municipalities to minimize impacts on agriculture at the interface with non-agricultural uses See Report for Comment and Recommendation 1.16
4.2.6.4	New policy to require continuity of the agricultural land base See Report for Comment and Recommendation 1.17
4.2.7.1	New policy requires conservation of cultural heritage resources in accordance with the PPS to foster sense of place and benefit communities particularly in strategic growth areas See Report for Comment and Recommendation 1.23

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4.2.9.1	Updated policies regarding water and energy conservation strategies including reference to community energy planning
4.2.9.2	New policy to encourage development of soil re-use strategies
4.2.10.1 and 4.2.10.2	New policies requiring municipalities to develop OP policies to identify actions to reduce greenhouse gas emissions and address climate change adaptation goals aligned with the Ontario Climate Change Strategy 2015 and Action Plan; and to establish greenhouse gas emission reduction targets. See Report for Comment and Recommendations 1.19 and 1.20
5.0 Implementation and Interpretation	
5.1 Context	Proposed changes/additions to the context for Section 5 include: • Overview of mechanisms that would help to implement the Growth Plan, 2016, if approved; • Expectations for the role of upper- and single-tier municipalities in implementing the Growth Plan through “municipal comprehensive review”, the definition of which would be updated to clarify that it must be implemented under section 26 of the Planning Act and is to be undertaken by the upper- or single-tier municipality; and • Clarification that the province would ensure ongoing consultation with its partners in the implementation of the Growth Plan, 2016, if approved, including First Nations and Métis communities.
5.2 Policies for Implementation and Interpretation	For the most part, the existing policy directions for Implementation and Interpretation would be retained and the policies in Section 5 would be updated and clarified to provide additional direction for policy implementation and interpretation. Other technical policies that are currently located in other parts of the Growth Plan are proposed to be moved to this more technical section.
5.2.2.1 and 5.2.2.2	Supplementary direction to be provided by Minister and the Province

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5.2.3.2	New policy direction for upper-tier to identify minimum densities for <i>strategic growth areas</i> See Report for Comment and Recommendation 1.4
5.2.4.2	Policy indicates that the population and employment forecasts in an upper-tier official plan that is in effect continues to apply until the upper-tier has applied the 2041 forecasts in Schedule 3 and those forecasts are in effect See Report for Comment and Recommendation 1.3
5.2.5.4	Clarification that the intensification and density targets do not apply to Special Policy Areas
Definitions	Many of the proposed new definitions are replicating and harmonized with those found in the PPS 2014, and align with the terms used in the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan. Some terms used in the Growth Plan including ‘complete communities’, ‘municipal comprehensive review’ are revised.
Schedules	
Schedule 5 – Moving People - Transit	See Report for Comment and Recommendation 1.5