

Report To:	Chair and Members of the Planning and Public Works Committee
From:	Mark G. Meneray, Commissioner, Legislative & Planning Services and Corporate Counsel
Date:	October 5, 2016
Report No. - Re:	LPS110-16 - Halton Region Official Plan Review - Phase One: Directions Report

RECOMMENDATION

1. THAT Council endorse the Official Plan Review – Phase 1 Directions Report, dated October 2016 and provided as Attachment #1 to Report No. LPS110-16, as the basis for policy revisions to the Regional Official Plan under sections 17 and 26 of the *Planning Act*.
2. THAT the Regional Clerk forward a copy of Report No. LPS110-16 to the City of Burlington, the Town of Halton Hills, the Town of Milton, the Town of Oakville, Conservation Halton, Credit Valley Conservation Authority, Grand River Conservation Authority, Niagara Escarpment Commission, the Ministry of Municipal Affairs, the Ministry of Energy and the Ministry of the Environment and Climate Change for their information.

REPORT

Executive Summary

- Council approved Report No. LPS28-14: “Commencement of the Five-Year Review of the Region’s Official Plan” on April 16, 2014 to initiate the review of the Region’s Official Plan;
- The Official Plan Review (OPR) is a three phase process: Phase One – deals with the foundation and direction of land use matters to be reviewed and analyzed; Phase Two – deals with in-depth analysis of data and land use policies to be delivered to Council through discussion papers; and Phase Three – deals with policy directives and a comprehensive amendment to the Regional Official Plan (ROP);
- The OPR will analyze and incorporate applicable post-2009 Provincial legislative amendments and Provincial planning policy updates;
- Six land use matters will be reviewed in-depth: 1) Urban Systems and Growth Management Analysis; 2) Rural and Agricultural Systems Analysis; 3) Natural

Heritage System; 4) Climate Change Mitigation and Adaptation; 5) Additional Studies to Address ROPA 38 Settlements; and 6) Implementation Tools.

- Discussion papers will be prepared to bring the Regional Official Plan into conformity with Provincial legislation and policy based on the following policy themes: 1) Urban System and Growth Management Analysis; 2) Rural and Agricultural System Analysis; 3) Natural Heritage System Review; 4) Climate Change Mitigation and Adaptation; and 5) Implementation.
- A comprehensive Public Engagement Strategy will be prepared at the early stage of Phase Two;
- The projected timeline to complete Phase Two is Spring 2019; and
- The projected timeline to complete Phase Three is Spring 2020.

Background

In 2009, the Region completed its last Official Plan review with Council's adoption of three amendments under the "Sustainable Halton" vision: 1) ROPA 37 (Growth Plan Conformity); 2) ROPA 38; and 3) ROPA 39 (Regional Development Phasing). At this time, ROPA 37 and ROPA 39 are in effect and ROPA 38 is largely in force and effect.

On April 16, 2014, Regional Council approved Report No. LPS28-14: "Commencement of the Five-Year Review of the Region's Official Plan" to initiate this statutory five-year review of the Regional Official Plan (ROP), as required under section 26, *Planning Act*.

The review is being undertaken in three phases:

- Phase One – identifies key land use matters and Directions for review;
- Phase Two – involves in-depth analysis of data and land use policies documented in a series of discussion papers; and,
- Phase Three – involves drafting and adoption of land use policy changes through a comprehensive amendment to the ROP.

Discussion

Official Plan Review Phase One: Directions Report Overview

The following provides an overview from the Directions Report regarding the goals of the ROP review and the Provincial legislation and policy planning context that will inform the review process.

Goals

The Directions Report identifies three goals for the Official Plan Review process that include:

- 1) Improving the Region's policy framework into three systems: rural and agriculture system; urban system; and natural heritage system;
- 2) Partnering with the Region's local municipalities to integrate their input into policy development and to coordinate public engagement undertakings; and
- 3) Utilizing effective public engagement activities.

Provincial Legislation/Plan Context

Since 2009, the following Provincial legislation, policies and plans have been amended or are in the process of being updated:

- *Planning Act* changes through Bill 73;
- Provincial Policy Statement, 2014 ;
- Amendment No. 2, Growth Plan for the Greater Golden Horseshoe (extension of population and employment forecasts to 2041);
- Source Water Protection Plans (Halton Hamilton, Credit Valley, Lake Erie); and
- Coordinated Provincial Plan Review: updates to the Growth Plan, Greenbelt Plan; and Niagara Escarpment Plan.

Directions Report

The Directions Report proposes that in Phase Two, six key land use matters will be analyzed:

1) *Urban Systems and Growth Management Analysis*

a) *New Development*

- Review the accommodation of 220,000 additional residents and 80,000 additional jobs between 2031-2041;
- Analyze growth alternatives in accordance with the Growth Plan, Assess higher density implications post-2031 in the context of compact, mixed use developments;
- Review the implications of maintaining minimum greenfield density targets on infrastructure servicing to create resilient, transit-friendly communities;
- Compile and assess varying density targets in context of each local municipality's needs; and
- Explore scenarios for greenfield and intensification development targets and develop "made in Halton" approach to urban growth.

b) *Intensification Development*

- Review strategies while protecting stable residential neighbourhoods;
- Consider alternative intensification rates across Region (context of higher order transit);
- Leverage local municipal intensification strategies to consider where intensification may occur over the long term; and

- Work with local municipalities to explore strategic locations for intensification and development phasing.

c) Infrastructure Network

- Analyze infrastructure required and cost implications of each growth scenario.

d) Transportation Network

- Assess the implications of growth on regional transportation network;
- Incorporate 2011 Transportation Master Plan recommendations into ROP;
- Implement transit supportive land uses/densities along high priority/semi-exclusive transit corridors;
- Incorporate active transportation policies based on transportation demand management, walking/cycling amenities and road cross intersections undertaken in collaboration with local municipalities;
- Establish integrated transportation network framework in ROP;
- Consider Region's Mobility Strategy and implications of not achieving transit modal split on travel times and Regional road infrastructure; and
- Provide for efficient goods movement to key industrial and agricultural destinations.

e) Planning for Fiscal Sustainability in Halton

- Assess infrastructure required and financial implications of 2041 population/employment scenarios; and
- Prepare independent regional comprehensive long-range financial plans in context of local municipal comprehensive financial plans that address accommodating new growth.

2) Rural and Agricultural Systems Analysis

- Review opportunities to strengthen long-term viability of the agricultural industry that produces food;
- Ensure consistency with PPS policies regarding agriculture related-uses and agriculture-related tourism;
- Ensure new urban infrastructure within or abutting Agricultural Systems preserves the agricultural land base and supports farm viability.
- Incorporate the recommendation of the Rural Agricultural Strategy.

3) Natural Heritage System

- Update ROP source protection policies and mapping to conform to area Source Protection Plans.

4) Climate Change Mitigation and Adaptation

- Establish a Regional approach to addressing climate change mitigation and adaptation with respect to energy efficiency and green infrastructure; and

- Develop policies to address potential impacts of climate change as it relates to natural hazards, erosion, and form and pattern of development in accordance with the PPS and Provincial Plans.

5) Additional Studies to address ROPA 38 Settlements

a) Region-wide Cemetery Study

- Conduct a background review of cemetery land needs in the Region and develop potential policy recommendations.

b) North Aldershot Policy Review

- Undertake a background/policy review and develop policy recommendations to update the North Aldershot Policy Area.

6) Implementation Tools

- Consider carrying out a review of existing ROP policy tools (guidelines, community improvement plans, etc.) to improve interpretation of the Regional Official Plan.

Work Plan: Phases Two and Three

The work plan identifies the key deliverables in Phases Two and Three and the timelines for delivering key discussion papers and Council Reports. There are five key discussion papers that will be prepared and presented to Council. These include:

- 1) Urban System and Growth Management Analysis
This will be a compilation of five sub-reports:
 - a. Growth Scenarios
 - b. Residential Land Needs
 - c. Employment System
 - d. Growth Concepts
 - e. 2031-2041 Growth Management
- 2) Rural and Agricultural System Analysis
- 3) Natural Heritage System Review
- 4) Climate Change Mitigation and Adaptation
- 5) Implementation

The general timeline for initiating, analyzing and delivering the above reports will be between the Fall of 2016 and Spring of 2019.

Phase Three represents the policy amendment phase of the official plan review process. This final phase includes several deliverables:

- Synthesis Report
- Policy Directions Report
- Draft Regional Official Plan Amendment and
- Final Regional Official Plan Amendment for Adoption.

As in Phase Two, Phase Three provides Council with further opportunity to direct policy amendment options. The general timeline for preparation of policy directions and draft and final Regional Official Plan amendments is Spring 2020.

Following Council adoption, the Regional Official Plan amendment will be sent to the Ministry of Municipal Affairs for approval.

Conclusion

This report recommends that Council endorse Report No. LPS110-16: "Halton Region Official Plan Review - Phase One Directions Report" which completes Phase One of the three phase Regional Official Plan review process.

FINANCIAL/PROGRAM IMPLICATIONS

Funding required to facilitate the Official Plan Review is included in the 2016 Capital Budget and Forecast under project T8021A. All tasks and deliverables will occur within the approved budget.

Respectfully submitted,



Ron Glenn
Director, Planning Services and
Planning Official



Mark G. Meneray
Chief Commissioner, Legislative & Planning
Services and Corporate Counsel

Approved by



Jane MacCaskill
Chief Administrative Officer

If you have any questions on the content of this report,
please contact:

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Attachments: Attachment #1 - Regional Official Plan Review Phase 1: Directions Report, September 2016 (under separate cover)