



Planning and Building Services Department
MEMORANDUM

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: ANDREA BOURRIE, RPP
DIRECTOR OF PLANNING & BUILDING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2017

DATE: JUNE 26, 2017

NEW GROWTH PLAN TO TAKE EFFECT JULY 1, 2017

Ontario has released four updated land use plans to help grow the Greater Golden Horseshoe (GGH) in a way that protects the environment, while creating vibrant communities that are healthy and sustainable.

The coordinated review and update to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan are the latest step in the government's reform of Ontario's land use planning system. Of the four Plans, the Growth Plan is the most applicable to the City of Barrie. The Growth Plan for the GGH, 2017 was released in May 2017 and will take effect on July 1, 2017.

The changes to the Growth Plan include:

Greenfield Density Requirements

- The designated greenfield area of each upper or single-tier municipality will be planned to achieve, within the horizon of this Plan, a minimum density target that is not less than 80 residents and jobs combined per hectare.
- The City's annexed lands were planned at a density of 50 residents and jobs per ha. Staff, over the summer, will be assessing the implications of this on the plans.
- The City's annexed lands are predominately considered greenfield within the new Growth Plan. A small portion of the annexed lands are considered excess lands.

Intensification Target

- By the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50% of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area.
- By the year 2031, and for each year thereafter, a minimum of 60% of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area.
- This represents a significant shift from the current target of 40% of all new residential development being within the delineated built up area in the current Growth Plan.
- Major transit station areas on the GO Transit rail network will be planned for a minimum density target of 150 residents and jobs combined per hectare. The current Growth Plan does not contain density targets for Major Transit Station Areas.

- For upper- and single-tier municipalities in the outer ring, Council may request an alternative to the minimum of 60% target through a municipal comprehensive review where it is demonstrated that target cannot be achieved and that the alternative target is appropriate given the criteria outlined in the plan.

Employment Lands

- Municipalities may identify employment areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as prime employment areas and plan for their protection for appropriate employment uses over the long-term by:
 - prohibiting residential, institutional, and other sensitive land uses;
 - prohibiting retail and office uses that are not associated with or ancillary to the primary employment use; and
 - planning for freight-supportive land use patterns.
- These policies represents refinements to the existing Employment Lands policies in the current Growth Plan allowing municipalities to create different categories of employment lands.

Response to City's 2016 Input

Planning staff sent a letter to the Province on September 23, 2016 regarding the Draft Growth Plan which essentially stated that the Minister should allow the City some flexibility with respect to increased greenfield targets in recognition of the extensive work and effort that has been undertaken to date to comply with the vision of the 2006 Growth Plan. Staff did not receive a formal response in advance of the release of the new Growth Plan.

Next Steps

Staff, over the course of the summer, will assess the implications of the changes on the approved Secondary Plans and will report back in the Fall.

If Members of Council have any questions or comments please contact Edward Terry, Planner at extension 5135 or Merwan Kalyaniwalla, Manager of Sustainable Development at extension 4314.