



# Growth Plan, 2017 – Understanding the MCR and Local OP Conformity

County Council Workshop

November 28, 2017

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# Outline

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- Goals of the Workshop
- Background – How did we get here?
- Building Blocks of Growth & Highlights of Growth Plan 2017
- What does the MCR mean?
- Draft Timeline, Work Plan & Decision Points for Council
- Communications & Engagement
- Impacts on Local OP conformity exercises
- Still to Come from the Province
- Discussion



# Goals of this Workshop

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- To gain a better understanding of the Growth Plan 2017
  - Some background & highlight some things that have changed from the former Growth Plan
- Explain County's Municipal Comprehensive Review (MCR)
  - What is an MCR
  - Proposed timeline and work plan
  - Communications and engagement
  - Local involvement in Technical Working Groups
- Understand impacts on Local Municipal Planning
  - Role of municipal planning
  - Municipalities can continue with 2031 conformity exercises
- Clarification & further Discussion



# Evolution of the Growth Plan



- Original Growth Plan was approved in 2006
  - Amended in 2012 with the Simcoe Sub-Area Chapter 6
  - Amended again in 2013 to extend the Population and Employment Forecasts out to 2041 at an upper-tier level
- Growth Plan was reviewed as part of 10 year Co-ordinated Land Use Planning Review in 2015 & 2016 – Former Toronto Mayor David Crombie chaired the Advisory Panel
- Co-ordinated Review also looked at the Greenbelt Plan, Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan in an attempt to update and harmonize the Plans



# Co-ordinated Review Process

- The Crombie Advisory Panel hosted 29 Open Houses & Workshops across the GGH and Niagara Escarpment Area which were attended by over 4,600 people
- Crombie Advisory Panel reviewed more than 42,000 written submissions and put forward 87 recommendations for updating the Plans

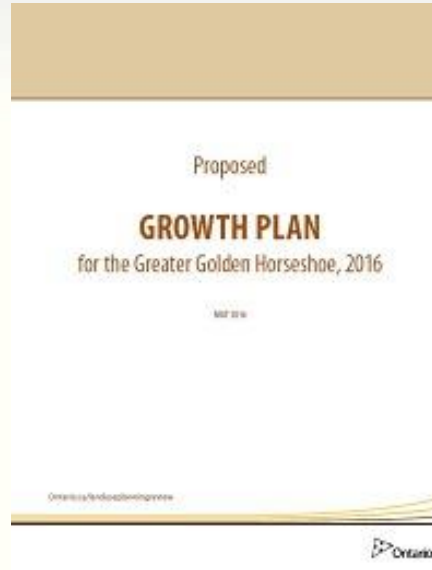


# Background – How did we get here?



## Planning for Health, Prosperity and Growth In the Greater Golden Horseshoe: 2015-2041

Recommendations of the Advisory Panel on the Coordinated Review of the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan



- The Advisory Panel Report resulted in a Proposed new Growth Plan which was released for public consultation in May 2016
- The new Growth Plan, 2017 was released May 18<sup>th</sup> and came into effect July 1<sup>st</sup>, 2017
- The County is required to update its Official Plan to be in conformity with the Growth Plan 2017 by July 2022



# Highlights of Growth Plan 2017



- **County role has changed:**  
**all upper-tiers (Regions & Counties) have the same regional growth responsibilities**
- The Municipal Comprehensive Review (MCR) has changed making it an upper-tier responsibility & the components are more detailed
- Settlement Areas continue to be the focus of growth
  - Emphasis on Primary Settlement Areas and serviced Settlement Areas
  - Intensification within built boundaries and developing complete communities
  - No boundary expansions except through the County MCR
- All decisions must conform with Growth Plan 2017 as of July 1, 2017



# Building Blocks of Growth



- Focus is on:
  - Directing a significant portion of growth to Primary Settlement Areas;
  - Employment Areas including the 4 Provincially significant ones;
  - And to Settlement Areas that have full municipal services



PLACES TO GROW  
GROWTH PLAN FOR THE GREATER  
GOLDEN HORSESHOE, 2017

SCHEDULE 8  
Simcoe Sub-Area

Note: The information displayed on this map is not to scale, does not accurately reflect approved land-use and planning boundaries, and may be out of date. For more information on precise boundaries, the appropriate municipality should be consulted. For more information on Greenbelt Area boundaries, the Greenbelt Plan should be consulted. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.



# Other Growth Plan Details

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- Emphasis on integrated approach to growth management planning
  - i.e. Growth strategy together with Infrastructure Planning and Financial Implications/Analysis
- The County must establish a Settlement Area Hierarchy across the County
- A consistent land budget methodology is being developed by Province
- Greater emphasis on the protection of the Agricultural System and the Natural Heritage System
- Growth Plan is harmonized with other Provincial Plans to ensure consistent terminology and implementation



# What is an MCR?

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- Growth Plan Definition:

“A new official plan, or an official plan amendment, initiated by an upper-tier municipality under section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan.”

- A process of gathering information, analyzing the information, testing scenarios, determining a preferred growth scenario and updating the County Official Plan as a result of the decisions
- The Province is the approval authority of the County Official Plan update



# Growth Plan

## Requirements of an MCR

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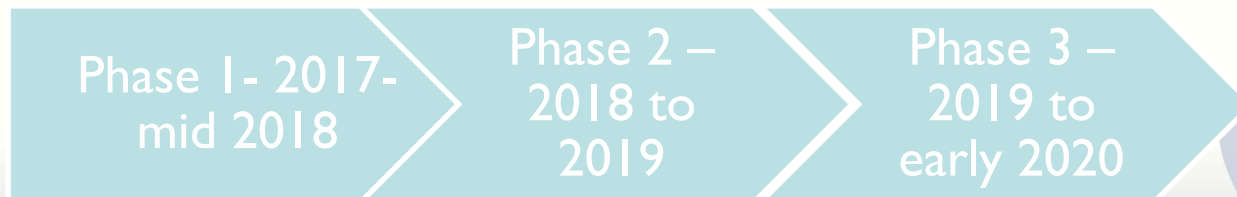
- The County MCR will address the distribution of Population and Employment Forecasts across the County to 2036 / 2041 based on components of the MCR as described in the Growth Plan, which include:
  - Establishing a Settlement Area (SA) hierarchy across the County
  - Servicing Capacity & Expansion capabilities & Financial considerations & scenarios
  - Intensification strategy
  - Employment strategy
  - Watershed plans
  - Strategy to achieve Density targets across entire Designated Greenfield Area (County-wide)
  - Justification of any requested Alternative Density and Intensification Targets
  - Determination of the need for any SA expansions & reduce amount of Excess Lands
  - Identify Excess Lands and restrict development on those lands
  - Agricultural System & Natural Heritage System mapping and policy direction
  - Housing strategy
  - Climate change strategy



# The County MCR



- The County has initiated the MCR process with many of the study components beginning in early 2018
- The County will hire consultants to undertake specific components of the MCR
- The County will manage the overall project in-house
- The County will work in consultation with Local Municipalities as well as other stakeholders and ensure appropriate public engagement opportunities
- The MCR is anticipated to be a 2 – 3 year project



# Proposed Timeline of MCR & Work Plan

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## Phase One:

- **Current Growth Assessment (late 2017 – summer 2018)**
  - Development of Terms of Reference & Consultant engagement
  - Intensification Capacity Assessment
  - Designated Greenfield Area Capacity assessment
  - Servicing Capacity information gathering and assessment
  - Existing Employment Lands Summary
- **DECISION - Determine:**
  - Settlement Area Hierarchy (based on criteria for decision making)
  - What constitutes a “Significant amount” of Growth for Primary Settlement Areas?
  - Appropriate Alternative Intensification and Density Targets



# Proposed Timeline of MCR & Work Plan

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## Phase Two:

- **Future Growth Potential (2018 thru 2019)**
  - ❑ Land Needs Assessment (using Provincial methodology)
  - ❑ Request Alternate Targets (DGA & Intensification)
  - ❑ Employment Strategy & Identification of New Lands/Conversions
  - ❑ Refinement of Agricultural and Natural Heritage Systems mapping
  - ❑ Determine Need for Settlement Area Boundary Expansions
  - ❑ Identify Excess Lands (demo net reduction to support SA expansion)
  - ❑ Servicing Expansion Potential Assessment & Costing
  - ❑ Consider future plans for transportation infrastructure
  - ❑ Watershed Plans
  
- **DECISION** - Determine:
  - Review of Potential Growth Scenarios



# Proposed Timeline of MCR & Work Plan

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## Phase Three (late 2019 to early 2020)

### ■ 3<sup>rd</sup> Phase:

- Growth allocations determined to 2036 and 2041

#### ➤ **DECISION** - Determine:

- Preferred growth scenario
- Direction to staff to prepare County OP update to implement the growth allocations and boundary expansions and employment lands conversions



# Possible Technical Working Group Topics

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- Settlement Area Hierarchy – criteria for decision making
- Agricultural & Rural mapping refinements
- Natural Heritage System mapping refinements
- Servicing Capacity Analysis /Sewer & Water Systems
- Employment Lands Capacity and Employment Strategy
- Intensification Capacity Analysis and Alternative Targets Scenarios (already started)
- Designated Greenfield Density Targets & Alternative Targets Scenarios
- Watershed Planning
- Others - TBD





# Communications & Engagement



- Once certain pieces of the MCR have been studied and findings can be released for information and consultation, the County will ensure appropriate time is given for consultation
- County will prepare an overall Communications and Engagement Strategy including a dedicated page on the County's website and provide required updates to the content
- Consultation with Local Municipalities, First Nations, other key Stakeholders & the Public
- Opportunity to stay connected via a portal on the website to receive updates
- The County's Official Plan update will follow the required *Planning Act* process of Consultation after the MCR has concluded



# Coordination & Cooperation

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- Information will need to be gathered from Local Municipalities as inputs into the MCR work
- The County will ensure that consultation and discussions with Local Municipalities will be coordinated as much as possible to be as efficient and effective as possible
- The project work plan anticipates involvement by Local Municipalities through Technical Working Groups by topic
- Local Municipal involvement and cooperation will be key to the overall success



# Impacts on Local OP Updates

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- On September 15<sup>th</sup> we learned that Local Official Plan Updates should proceed to the year 2031 (without needing to wait for the County MCR and OP update)
- Use Schedule 7 Population and Employment Forecasts
- Use the approved Alternative Density & Intensification Targets
- The Settlement Area hierarchy identified at the local level can be an input into County Settlement Area hierarchy considerations
- Local Official Plans are to conform with the approved County Official Plan and with the Growth Plan 2017 as much as possible
- County staff are working closely with Local Municipal Planning staff in reviewing documents and providing feedback as quickly as possible



# Local Official Plans Cannot do:

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- No Settlement Area boundary expansions or alterations – requires a County MCR
- No Employment Lands conversions – requires a County MCR
- Cannot designate land beyond the needs for 2031
- Agricultural System and Natural Heritage System mapping conformity will be done through the County MCR first

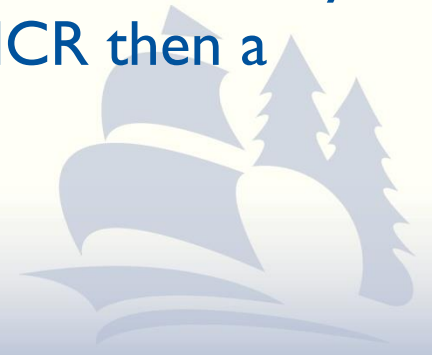


# Local Municipal Meetings

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- Meetings have taken place with all 16 Local Municipalities
- County and Provincial staff were in attendance
- Planning consultants were also in attendance
- Meetings proved to be very informative for all involved
- Status of the Local Official Plan updates and in-process matters were discussed including outstanding OMB matters
- Local Official Plan updates can continue
- Transition of some Growth Plan 2017 components are likely to be accomplished first through the County MCR then a future Local Official Plan amendment



# Example of Planning Roles under Growth Plan 2017



County Planning	Local Municipal Planning
County MCR & Official Plan update	Local Municipal Plan administration & updates
	Comprehensive Zoning By-law Administration & Updates
Intensification Strategy	Detailed Policies and Zoning Provisions to achieve intensification targets
	Urban design guidelines Site Plan Approvals
	Secondary Plans
Land Needs Analysis	Subdivision & Condo Plans approval
	Committee of Adjustment



# Opportunities – The Silver Lining

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- Working together we'll get things done in a coordinated fashion
- Information has dual purpose – Local & County OPs
- Significant Cost savings – County will take on the analysis vs. 16 Local Municipalities working through multiple studies
- Time savings – gets us all to a 2041 timeframe faster
- Future Official Plans may be sheltered from appeals



# Timing of Provincial Releases



- Agricultural System mapping expected by year end
- Natural Heritage System mapping and guidance material expected by year end
  - We expect that conformity to the final draft mapping will be done through the MCR first, and proposed refinements/ justification based on information gained through Local Official Plan Updates
- Land Needs Assessment Methodology expected to be released by end of 2017 for public consultation
- Watershed Planning guidance material to be drafted by late 2017 and released for public comments
- County staff will review & comment





# Next Steps

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- County has begun it's work on the MCR
- Studies and data collection will begin early 2018 (anticipated to be a 2 to 3 year project)
- County MCR work will rely upon Local Municipal information and involvement including participation on Technical Working Groups
- Provincial pieces to inform the MCR are forthcoming
- County Planning staff will report to County Council periodically and seek direction at key decision-making points to scope further work



# Reminder: Upcoming Council Decisions

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- Phase 1 DECISION (approx. mid 2018) - Determine:
  - Settlement Area Hierarchy (criteria for decision making)
  - What constitutes a “Significant amount” of Growth for Primary Settlement Areas
  - Appropriate Alternative Density & Intensification Targets
  
- Phase 2 DECISION (2018 through 2019) - Determine:
  - Review of Potential Growth Scenarios
  
- Phase 3 DECISION (approx. late 2019/early 2020)- Determine:
  - Preferred growth scenario
  - Growth allocations for 2036 and 2041
  - Direction to staff to update the County Official Plan for conformity





# **QUESTIONS and DISCUSSION**

