

DATE: September 14, 2020

REPORT NO: PD-110-2020

SUBJECT: **Information Report: Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe**

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OVERVIEW:

- On June 16th, 2020, the Province posted a request for comment on Amendment 1 to the A Place to Grow: Growth Plan for the Golden Horseshoe (APTG).
- There are four areas of changes to the APTG. They are:
 1. The Planning Horizon
 2. Provincially Significant Employment Zones
 3. Technical Alignments with PPS (2020)
 4. Population Forecasts
- Staff have reviewed the proposed changes and have now provided this information report outlining what will affect the Township of West Lincoln as a municipality.

RECOMMENDATION:

1. THAT, Report PD-110-2020 regarding “Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe” dated September 14th, 2020, be RECEIVED for information purposes.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

- Strategic, Responsible Growth

BACKGROUND:

On June 16, 2020 the Province of Ontario posted the proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (APTG). The purpose of this posting was to receive feedback on the proposed changes contained within the document, including the proposed methodology for assessing community and employment land needs to the Plan horizon year. The commenting period closed on July 31st, 2020 and the approved amendments were released on August 28th, 2020.

CURRENT SITUATION:

The proposed Amendment 1 to APTG is proposing changes to the following:

1. The Planning Horizon
2. Provincially Significant Employment Zones
3. Technical Alignments with PPS (2020)
4. Population Forecasts

These new changes were approved and took effect on August 28th, 2020.

1. The Planning Horizon

The Province is proposing to change the planning horizon of the APTG to 2051. This will ensure the province is planning for the now minimum timeline of 25 years as outlined in the Provincial Policy Statement (2020). Currently, the APTG's planning horizon is 2041. The estimated population and employment forecasts will remain the same for 2041.

Impact for West Lincoln:

The Township will have to update their Official Plan before July 1st, 2022 to expand the planning horizon to 2051 and bring the OP into conformity with the most recent Provincial Policy. However, before Planning Staff can update the Official Plan, the Niagara Region would first have to complete their currently on-going update of their Official Plan. The current projected date for implementation of the Niagara Region's Official Plan is the end of 2022.

2. Provincially Significant Employment Zones

The Province is proposing to permit for conversions of Provincially Significant Employment Zones located within a major transit station area to occur before the next municipal comprehensive review.

Impact for West Lincoln:

West Lincoln has no Provincially Significant Employment Zones, nor does it have an identified major transit station area. As such, this proposed change would have no impact on West Lincoln.

3. Technical Alignments with PPS (2020)

The Province is proposing to change certain wording within the APTG to align with the new Provincial Policy Statement, 2020. For example, there is a newly proposed policy stating that indigenous communities must be consulted with, as is now identified in the PPS.

Impacts for West Lincoln:

Staff composed a report that address the changes made to the PPS earlier this year in May (see attachment 2). Staff do not see any impacts these changes will have on West Lincoln that were not already discussed in the previous report.

4. Population Forecasts

The existing planning horizon projections, which date to the previous 2017 Growth Plan have been proposed to be updated and extended from the 2041, to the 2051 planning horizon and plan to be updated every 5 years.

Impacts to West Lincoln

The existing projections (projections for 2031 and 2041) remain unchanged to ensure continuity of ongoing forecasts; however the forecasted projections are extended to 2051 and estimate that the Province will grow to 15 million people and 7 million jobs. The changes to the policies in the 2019 Growth Plan require that municipalities use the proposed forecasts as minimum targets. However, municipalities may also use higher forecasts, as determined through their respective Municipal Comprehensive Review processes.

The rate of forecasted population change between the current 2041 horizon (population estimate of 611,000) and proposed 2051 horizon for Niagara Region (population estimate of 674,000) is approximately 10%.

FINANCIAL IMPLICATIONS:

The cost of bringing the Township's Official Plan and potentially Zoning By-law in line with the proposed changes to the APTG and the Niagara Region's Official Plan can be estimated once it has been determined what additional studies will be required to plan for the newly estimated growth.

INTER-DEPARTMENTAL COMMENTS:

Inter-departmental comments are not applicable to this report.

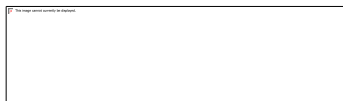
CONCLUSION:

Planning Staff have reviewed the proposed policy changes in Amendment 1 to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Planning Staff have collected and stated the changes to the APTG in this report to provide Council with the most up to date information to the Provincial Planning Policies and how they will impact West Lincoln.

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