

Designated Greenfield Areas (section 2.2.7) – Substantive Changes

Grey highlighted strikethrough text = text to be deleted

Bolded text = text to be added

Proposed Policy Change	Revised Policy	Staff Comments & Suggested Modifications
<p>2.2.7.2 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.</p> <p>The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:</p> <p>a. The City of Hamilton and the Regions of Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 60 residents and jobs combined per hectare;</p> <p>b. The Cities of Barrie, Brantford, Guelph, Orillia and Peterborough and the Regions of Durham, Halton and Niagara will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare; and</p> <p>c. The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and</p>	<p>2.2.7.2 The minimum density target applicable to the <i>designated greenfield area</i> of each upper- and single-tier municipality is as follows:</p> <p>a. The City of Hamilton and the Regions of Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 60 residents and jobs combined per hectare;</p> <p>b. The Cities of Barrie, Brantford, Guelph, Orillia and Peterborough and the Regions of Durham, Halton and Niagara will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare; and</p> <p>c. The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare.</p>	<p><u>Support</u></p> <p>The Growth Plan 2017 had identified a density target of 80 persons and jobs per hectare (pjh) for new designated greenfield areas, and 60 pjh for the City's existing greenfield areas. This target is measured as an average across the area to which it is applied. The requirement to plan to achieve 80 residents and jobs per hectare in the City's new greenfield areas would result in a greenfield community with a mix of housing that is predominantly medium to high density. The change to require the minimum of 60 pjh for the entirety of the City's DGA is a more realistic target which the City can plan to achieve within the horizon of the Plan. It is noted that the existing planned density of the City's existing DGA is 56 pjh, and that the City's newest greenfield community (Fruitland-Winona) is planned to achieve a density of 70 pjh.</p>

Proposed Policy Change	Revised Policy	Staff Comments & Suggested Modifications
<p>jobs combined per hectare.</p>		
<p>2.2.7.4 For upper- and single-tier municipalities in the <i>inner ring</i>, policy 2.2.7.2 does not apply to <i>designated greenfield areas</i> identified in official plans that are approved and in effect as of July 1, 2017. Where policy 2.2.7.2 does not apply:</p> <p>a. the minimum density target contained in the applicable upper- or single-tier official plan that is approved and in effect as of that date will continue to apply to these lands until the next <i>municipal comprehensive review</i> is approved and in effect. Until that time:</p> <p>i. the density target will continue to be measured across all lands that were subject to the original target that is approved and in effect; and</p> <p>ii. the municipality will document actions taken to increase the planned density of these lands, where appropriate;</p> <p>b. through the next <i>municipal comprehensive review</i>, these lands will be planned to achieve within the horizon of this Plan, a minimum density target that will:</p> <p>i. be measured in accordance with policy 2.2.7.3;</p> <p>ii. constitute an increase in the planned density of the lands over which it is measured; and</p> <p>iii. not be less than 60 residents and jobs combined per hectare;</p>	<p>Policy deleted in its entirety.</p>	<p><u>Support</u></p> <p>The policy is no longer required due to the change to 2.2.7.2 above which applies the minimum density of 60 pjh to the entire DGA.</p>

Proposed Policy Change	Revised Policy	Staff Comments & Suggested Modifications
<p>c. council may request an alternative to the target established in policy 2.2.7.4 b) iii) through the next <i>municipal comprehensive review</i>, where it is demonstrated that the alternative target will:</p> <ul style="list-style-type: none"> i. not be less than the minimum density target in the official plan that is approved and in effect; ii. reflect documented actions taken to increase planned densities in accordance with policy 2.2.7.4 a) ii); iii. achieve a more <i>compact built form</i> that supports existing or planned transit and <i>active transportation</i> to the horizon of this Plan; iv. account for existing and planned <i>infrastructure, public service facilities,</i> and capital planning; v. account for lands built and planning matters that are approved and in effect; vi. support the diversification of the total range and mix of housing options in <i>designated greenfield areas</i> to the horizon of this Plan, while considering the community character; and vii. support the achievement of <i>complete communities</i>; and <p>d. the Minister may permit an alternative to the target established in policy 2.2.7.4 b). If council does not make a request or if the Minister does not permit an alternative target, the target established in policy 2.2.7.4 b) applies to these lands.</p>		

Proposed Policy Change	Revised Policy	Staff Comments & Suggested Modifications
<p>2.2.7.64 For Councils of upper- and single-tier municipalities in the outer ring, council may request an alternative to the target established in policy 2.2.7.2 through a municipal comprehensive review where it is demonstrated that the target cannot be achieved and that the alternative target will support the diversification of the total range and mix of housing options and the achievement of</p> <p>a. will maintain or improve on the minimum density target in the official plan that is approved and in effect as of July 1, 2017;</p> <p>b. will achieve a more <i>compact built form</i> in designated greenfield areas to the horizon of this Plan in a manner that is appropriate given the characteristics of the municipality and adjacent communities; and</p> <p>c. is appropriate given the criteria identified in policy 2.2.7.4 c), with the exception of policies 2.2.7.4 c) i and vii.</p>	<p>2.2.7.4 Councils of upper- and single-tier municipalities may request an alternative to the target established in policy 2.2.7.2 where it is demonstrated that the target cannot be achieved and that the alternative target will support the diversification of the total range and mix of housing options and the achievement of a more <i>compact built form</i> in designated greenfield areas to the horizon of this Plan in a manner that is appropriate given the characteristics of the municipality and adjacent communities.</p>	<p><u>Support</u></p> <p>The revised policy provides a simpler set of criteria to be met in order to request an alternative target, while still requiring that the DGA will support a diversity of housing options and a more compact built form.</p>