

Section 3 – Infrastructure

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Proposed Policy Change	Revised Policy	Staff Comments & Suggested Modifications
<p>3.1 ... It is estimated that over 30 per cent of <i>infrastructure</i> capital costs, and 15 per cent of operating costs⁴, could be saved by moving from lower density development to a more <i>compact built form</i>.</p> <p>This Plan is aligned with the Province’s approach to long-term <i>infrastructure</i> planning as enshrined in the Infrastructure for Jobs and Prosperity Act, 2015, which established mechanisms to encourage principled, evidence-based and strategic long-term <i>infrastructure</i> planning. Under the Act, infrastructure planning should be mindful of established provincial or municipal plans or strategies, and investment decisions should support these plans and strategies to the extent possible.</p> <p>This Plan is also aligned with the Municipal Infrastructure Strategy, which was launched in 2012, Province’s municipal asset management regulation. The purpose of the regulation is to improve the way municipalities plan for their <i>infrastructure</i> and includes requirements that promote alignment The Municipal Infrastructure Strategy requires municipalities to demonstrate how projects fit within a comprehensive asset management plan and encourages municipalities to improve integration of planning for land use and <i>infrastructure</i>.</p>	<p>3.1 ... It is estimated that over 30 per cent of <i>infrastructure</i> capital costs, and 15 per cent of operating costs⁴, could be saved by moving from unmanaged growth to a more <i>compact built form</i>.</p> <p>This Plan is aligned with the Province’s approach to long-term <i>infrastructure</i> planning as enshrined in the Infrastructure for Jobs and Prosperity Act, 2015, which established mechanisms to encourage principled, evidence-based and strategic long-term <i>infrastructure</i> planning.</p> <p>This Plan is also aligned with the Province’s municipal asset management regulation. The purpose of the regulation is to improve the way municipalities plan for their <i>infrastructure</i> and includes requirements that promote alignment of planning for land use and <i>infrastructure</i>. Significant cost savings can be achieved by ensuring that existing <i>infrastructure</i> is optimized before new <i>infrastructure</i> is built. This principle is integrated into the policies of this Plan and applies to all forms of <i>infrastructure</i>.</p>	<p><u>Neutral</u></p> <p>Detracts from lower density development as a concern but still addresses the importance of well-planned growth.</p>

Proposed Policy Change	Revised Policy	Staff Comments & Suggested Modifications
<p>3.2.1.2 Planning for new or expanded <i>infrastructure</i> will occur in an integrated manner, including evaluations of long-range scenario-based land use planning, environmental planning and financial planning, and will be supported by infrastructure master plans, asset management plans, community energy plans, watershed planning, environmental assessments, and other relevant studies where appropriate, and should involve:</p>	<p>3.2.1.2 Planning for new or expanded <i>infrastructure</i> will occur in an integrated manner, including evaluations of long-range scenario-based land use planning, environmental planning and financial planning, and will be supported by relevant studies, and should involve:</p>	<p><u>Neutral</u></p> <p>Removes emphasis on infrastructure, asset, community energy, and watershed planning and environmental assessments, but effect of policy is not lost.</p>

Section 4 – Protecting What is Valuable

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Proposed Policy Change	Revised Policy	Staff Comments & Suggested Modifications
<p>4.1 ...</p> <p>The <i>water resource systems, Natural Heritage System, and Agricultural System</i> for the GGH also play an important role in addressing climate change and building resilience. Greenhouse gas emissions can be offset by natural areas that act as carbon sinks. Municipalities play a crucial role in managing and reducing Ontario's greenhouse gas emissions and supporting adaptation to the changing climate. The Province will work with municipalities to develop approaches to inventory, reduce, and offset greenhouse gas emissions in support of provincial targets as we move towards the long-term goal of net-zero environmentally sustainable communities.</p>	<p>4.1 ...</p> <p>The <i>water resource systems, Natural Heritage System, and Agricultural System</i> for the GGH also play an important role in addressing climate change and building resilience. Greenhouse gas emissions can be offset by natural areas that act as carbon sinks. Municipalities play a crucial role in managing and reducing Ontario's greenhouse gas emissions and supporting adaptation to the changing climate. The Province will work with municipalities to develop approaches to inventory, reduce, and offset greenhouse gas emissions in support of provincial targets as we move towards environmentally sustainable communities.</p>	<p><u>Neutral</u></p> <p>Reduces the emphasis on moving away from a carbon based economy as well as importance of mitigation measures.</p>
<p>4.2.1.2 Water resource systems will be identified, informed by watershed planning and other available information, and the appropriate designations and policies will be applied in official plans to provide for the long-term protection of <i>key hydrologic features, key hydrologic areas</i>, and their functions.</p>	<p>4.2.1.2 <i>Water resource systems</i> will be identified to provide for the long-term protection of <i>key hydrologic features, key hydrologic areas</i>, and their functions.</p>	<p><u>Support</u></p> <p>Flexibility on the requirement for watershed planning is positive as it is costly and time consuming for a municipality to complete watershed plans, but intent of policy to ensure long term protection of water resource system is maintained. Clarification should be provided as to where the water resource system will be identified.</p>

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<p>4.2.1.3 Decisions on allocation of growth and planning for water, wastewater, and stormwater infrastructure will be informed by applicable watershed planning. Planning for designated greenfield areas will be informed by a subwatershed plan or equivalent.</p> <p>Watershed planning or equivalent will inform:</p> <p>a. the identification of water resource systems;</p> <p>b. the protection, enhancement, or restoration of the quality and quantity of water;</p> <p>c. decisions on allocation of growth; and</p> <p>d. planning for water, wastewater, and stormwater infrastructure.</p>	<p>4.2.1.3 <i>Watershed planning</i> or equivalent will inform:</p> <p>a. the identification of <i>water resource systems</i>;</p> <p>b. the protection, enhancement, or restoration of the <i>quality and quantity of water</i>;</p> <p>c. decisions on allocation of growth; and</p> <p>d. planning for water, wastewater, and stormwater <i>infrastructure</i>.</p>	<p><u>Neutral</u></p> <p>Rewording and clarification only.</p>
<p>4.2.1.4 Planning for large-scale development in designated greenfield areas, including secondary plans, will be informed by a subwatershed plan or equivalent.</p> <p>[RELOCATED FROM 4.2.1.3 AND MODIFIED]</p>	<p>4.2.1.4 Planning for large-scale development in designated greenfield areas, including secondary plans, will be informed by a <i>subwatershed plan</i> or equivalent.</p>	<p><u>Neutral</u></p> <p>Relocated policy, and the change clarifies that large scale development requires a subwatershed plan or equivalent.</p>
<p>4.2.2.1</p> <p>The Province will map a A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The <i>Natural Heritage System</i> mapping will exclude for the Growth Plan excludes lands within <i>settlement area</i> boundaries that were approved and in effect as of July 1, 2017.</p>	<p>4.2.2.1</p> <p>A <i>Natural Heritage System</i> for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The <i>Natural Heritage System</i> for the Growth Plan excludes lands within <i>settlement area</i> boundaries that were approved and in effect as of July 1, 2017.</p>	<p><u>Neutral</u></p> <p>Mapping has now been completed.</p>

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<p>4.2.2.4 The natural heritage systems identified in official plans that are approved and in effect as of July 1, 2017 will continue to be protected in accordance with the relevant official plan until the <i>Natural Heritage System</i> has been issued.</p> <p>Provincial mapping of the <i>Natural Heritage System for the Growth Plan</i> does not apply until it has been implemented in the applicable upper- or single- tier official plan. Until that time, the policies in this Plan that refer to the <i>Natural Heritage System for the Growth Plan</i> will apply outside <i>settlement areas</i> to the natural heritage systems identified in official plans that were approved and in effect as of July 1, 2017.</p>	<p>4.2.2.4 Provincial mapping of the <i>Natural Heritage System for the Growth Plan</i> does not apply until it has been implemented in the applicable upper- or single- tier official plan. Until that time, the policies in this Plan that refer to the <i>Natural Heritage System for the Growth Plan</i> will apply outside <i>settlement areas</i> to the natural heritage systems identified in official plans that were approved and in effect as of July 1, 2017.</p>	<p><u>Support</u></p> <p>This change allows more flexibility for municipalities to implement Natural Heritage System mapping changes, and will reduce conflicts between provincial and municipal mapping.</p>
<p>4.2.2.5 In implementing the Natural Heritage System, upper- and single-tier municipalities may, through a municipal comprehensive review, refine provincial mapping with greater precision in a manner that is consistent with this Plan.</p> <p>Upper- and single-tier municipalities may refine provincial mapping of the <i>Natural Heritage System for the Growth Plan</i> at the time of initial implementation in their official plans. For upper-tier municipalities, the initial implementation of provincial mapping may be done separately for each lower-tier municipality. After the <i>Natural Heritage System for the Growth Plan</i> has been implemented in official plans, further refinements may only occur through a <i>municipal comprehensive review</i>.</p>	<p>4.2.2.5 Upper- and single-tier municipalities may refine provincial mapping of the <i>Natural Heritage System for the Growth Plan</i> at the time of initial implementation in their official plans. For upper-tier municipalities, the initial implementation of provincial mapping may be done separately for each lower-tier municipality. After the <i>Natural Heritage System for the Growth Plan</i> has been implemented in official plans, further refinements may only occur through a <i>municipal comprehensive review</i>.</p>	<p><u>Neutral</u></p> <p>Clarification that refinement of Natural Heritage System mapping may occur at time of implementation, and any further refinement would need to take place through MCR.</p>
<p>4.2.6.1 The Province will identify an <i>Agricultural System</i> for the GGH has been identified by the Province.</p>	<p>4.2.6.1 An <i>Agricultural System</i> for the GGH has been identified by the Province.</p>	<p><u>Neutral</u></p> <p>The mapping has already been created.</p>

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<p>4.2.6.3 Where <i>agricultural uses</i> and non-agricultural uses interface outside of <i>settlement areas</i>, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the <i>Agricultural System</i>. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where appropriate, this should be based on an <i>agricultural impact assessment</i>.</p>	<p>4.2.6.3 Where <i>agricultural uses</i> and non-agricultural uses interface outside of <i>settlement areas</i>, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the <i>Agricultural System</i>. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where appropriate, this should be based on an <i>agricultural impact assessment</i>.</p>	<p><u>Neutral</u></p> <p>This change suggests that agricultural impact assessments should be conducted to reduce land use compatibility issues, but does leave some discretion.</p>
<p>4.2.6.8 The <i>prime agricultural areas</i> identified in official plans that are approved and in effect as of July 1, 2017 will continue to be protected in accordance with the official plan until provincial mapping of the <i>Agricultural System</i> has been issued.</p> <p>Provincial mapping of the agricultural land base does not apply until it has been implemented in the applicable upper- or single-tier official plan. Until that time, <i>prime agricultural areas</i> identified in upper-and single-tier official plans that were approved and in effect as of July 1, 2017 will be considered the agricultural land base for the purposes of this Plan.</p>	<p>4.2.6.8 Provincial mapping of the agricultural land base does not apply until it has been implemented in the applicable upper- or single-tier official plan. Until that time, <i>prime agricultural areas</i> identified in upper-and single-tier official plans that were approved and in effect as of July 1, 2017 will be considered the agricultural land base for the purposes of this Plan.</p>	<p><u>Support</u></p> <p>This change allows more flexibility for municipalities to implement Agricultural System mapping changes, and will reduce conflicts between provincial and municipal mapping.</p>

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<p>4.2.6.9 In implementing the <i>Agricultural System</i>, upper- and single-tier municipalities may, through a <i>municipal comprehensive review</i>, refine or augment provincial mapping in a manner that is consistent with this Plan and any implementation procedures issued by the Province.</p> <p>Upper- and single-tier municipalities may, refine provincial mapping of the agricultural land base at the time of initial implementation in their official plans, based on implementation procedures issued by the Province. For upper-tier municipalities, the initial implementation of provincial mapping may be done separately for each lower-tier municipality. After provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a municipal comprehensive review.</p>	<p>4.2.6.9 Upper- and single-tier municipalities may, refine provincial mapping of the agricultural land base at the time of initial implementation in their official plans, based on implementation procedures issued by the Province. For upper-tier municipalities, the initial implementation of provincial mapping may be done separately for each lower-tier municipality. After provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a municipal comprehensive review.</p>	<p><u>Neutral</u></p> <p>Clarification that refinement of Agricultural System mapping may occur at time of implementation, and any further refinement would need to take place through MCR.</p> <p>Clarification is required on the ‘implementation procedures’ referred to in the policy.</p>
<p>4.2.10.1 Upper- and single-tier municipalities will develop policies in their official plans to identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals, aligned with the <i>Ontario Climate Change Strategy, 2015</i> and the <i>Climate Change Action Plan, 2016</i></p> <p>other provincial plans and policies for environmental protection that will include:</p>	<p>4.2.10.1 Upper- and single-tier municipalities will develop policies in their official plans to identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals, aligned with the other provincial plans and policies for environmental protection that will include:</p>	<p><u>Neutral</u></p> <p>Reduces commitment to the Ontario Climate Change Strategy, 2015 and the Climate Change Action Plan, 2016.</p>

Section 5 – Implementation

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<p>5.2.2.1 To implement this Plan, the Minister will, in collaboration with other Ministers of the Crown where appropriate, identify, establish, or update the following:</p> <p>a. the delineated built boundary and undelineated built-up areas;</p> <p>b. the size and location of the <i>urban growth centres</i>; and</p> <p>c. a standard methodology for land needs assessment; and</p> <p>d. provincially significant employment zones.</p>	<p>5.2.2.1 To implement this Plan, the Minister will, in collaboration with other Ministers of the Crown where appropriate, identify, establish, or update the following:</p> <p>a. the <i>delineated built boundary</i>;</p> <p>b. the size and location of the <i>urban growth centres</i>;</p> <p>c. a standard methodology for land needs assessment; and</p> <p>d. provincially significant employment zones.</p>	<p><u>Support</u> change regarding removal of the undelineated built boundary (see comments in Definitions chart).</p> <p><u>Support</u> concept of Provincially Significant Employment Zones, with modifications (see comments in Employment Areas chart).</p>
<p>5.2.2.3 The Province may review and update provincially significant employment zones, the agricultural land base mapping or the <i>Natural Heritage System for the Growth Plan</i> in response to a municipal request.</p>	<p>5.2.2.3 The Province may review and update provincially significant employment zones, the agricultural land base mapping or the <i>Natural Heritage System for the Growth Plan</i> in response to a municipal request.</p>	<p><u>Neutral</u></p> <p>This policy is vague and it is not clear as to how or with what justification a municipality would endeavour to make such a request.</p>
<p>5.2.5.2 The minimum intensification and density targets in this Plan or established pursuant to this Plan will be identified in upper- and single-tier official plans. Any changes to the targets established pursuant to this Plan may only occur be implemented through a <i>municipal comprehensive review</i>.</p>	<p>5.2.5.2 The minimum intensification and density targets in this Plan or established pursuant to this Plan will be identified in upper- and single-tier official plans. Any changes to the targets established pursuant to this Plan may only be implemented through a <i>municipal comprehensive review</i>.</p>	<p><u>Neutral</u></p> <p>Clarifies policy.</p>