

Designated Greenfield Areas (DGA) (section 2.2.7) – Substantive Changes

Grey highlighted strikethrough text = text to be deleted

Bolded text = text to be added

2017 Growth Plan	Draft Amendment No. 1 Policy Change	Growth Plan 2019 Policy	Comments
<p>2.2.7.2 The <i>designated greenfield area</i> 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>2.2.7.2 The <i>designated greenfield area</i> 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 minimum density target applicable to the <i>designated greenfield area</i> of each upper- and single-tier municipality is as follows:</p> <ul style="list-style-type: none"> 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; 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 c. The City of Kawartha Lakes and the Counties of Brant, Dufferin, 	<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> <ul style="list-style-type: none"> a. The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York 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 b. 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>Through the comments on Amendment No. 1, the City's recommendation had been to maintain the Designated Greenfield Area (DGA) density target at 80 persons and jobs per hectare (pjh). This recommendation was not implemented by the Province, and the DGA density target has been lowered to 50 pjh.</p>

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	<p>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>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</p>	<p>2.2.7.5 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>e. 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>No changes from draft Amendment No. 1.</p>	<p>The policy was deleted since it is no longer required due to the change to 2.2.7.2 above which applies the minimum density of 50 pjh to the entire DGA.</p>

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<p>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> <ul style="list-style-type: none"> i. be measured in accordance with policy 2.2.7.3; ii. constitute an increase in the planned density of the lands over which it is measured; and iii. not be less than 60 residents and jobs combined per hectare; <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 	<p>f. 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> <ul style="list-style-type: none"> i. be measured in accordance with policy 2.2.7.3; ii. constitute an increase in the planned density of the lands over which it is measured; and iii. not be less than 60 residents and jobs combined per hectare; <p>g. 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</i> 		

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<p>existing or planned transit and <i>active transportation</i> to the horizon of this Plan;</p> <p>iv. account for existing and planned <i>infrastructure</i>, <i>public service facilities</i>, and capital planning;</p> <p>v. account for lands built and planning matters that are approved and in effect;</p> <p>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</p> <p>vii. support the achievement of <i>complete communities</i>; and</p> <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>	<p>service facilities, and capital planning;</p> <p>v. account for lands built and planning matters that are approved and in effect;</p> <p>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</p> <p>vii. support the achievement of <i>complete communities</i>; and</p> <p>h. 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>		
<p>2.2.7.6 For upper- and single-tier municipalities in the <i>outer ring</i>, council may request an alternative to the target established in policy 2.2.7.2 through a <i>municipal comprehensive review</i> where it is</p>	<p>2.2.7.64 For Councils of upper- and single-tier municipalities in the <i>outer ring</i>, council may request an alternative to the target established in policy 2.2.7.2 through a <i>municipal comprehensive review</i> where it is</p>	<p>No changes from draft Amendment No. 1.</p>	<p>Staff supported this policy change as part of Amendment No. 1.</p> <p>The revised policy provides a simpler set of criteria to be met to request an alternative target, while still requiring that the DGA will support a</p>

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<p>demonstrated that the target cannot be achieved and that the alternative target</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> to the horizon of this Plan 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>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>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>diversity of housing options and a more compact built form.</p>