
DATE: November 23, 2012

REPORT TITLE: **PROPOSED AMENDMENT 2 TO THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE**

FROM: Norma Trim, Chief Financial Officer and Commissioner of Corporate Services

RECOMMENDATION

That the proposed Amendment 2 to the Growth Plan to update the population and employment forecasts and extend the planning horizon for the forecasts and policies to 2036 and 2041, be supported;

And further, that the Minister of Infrastructure be requested to update the 2031 population and employment forecasts for the Region of Peel based on the technical report completed for the purpose of this amendment;

And further, that Region of Peel staff be directed to devise a growth management strategy to distribute the population and employment forecasts, in consultation with area municipal staff, as part of the next review of the Regional Official Plan;

And further, that Region of Peel staff be directed to organize a growth management workshop in 2013, for all stakeholders;

And further, that the subject report be forwarded to the Ministry of Infrastructure, the cities of Mississauga and Brampton, the Town of Caledon, and the Conservation Authorities having jurisdiction in the Region of Peel, for their information.

REPORT HIGHLIGHTS

- The Ministry of Infrastructure has completed a review of the population and employment forecasts for the Greater Golden Horseshoe.
- A proposed Amendment 2 to the Growth Plan was released for public consultations.
- Amendment 2 introduces a new 2041 planning horizon with the forecasts of 1,970,000 residents and 970,000 jobs for Peel Region.
- Amendment 2 proposes to maintain the original 2031 forecasts of 1,640,000 residents and 870,000 jobs for Peel Region.
- February 8, 2013 is the deadline for comments on the proposed Amendment 2 to the Growth Plan.

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DISCUSSION

1. Background

In June 2006, the Growth Plan for the Greater Golden Horseshoe ("Growth Plan") was released by the Provincial government. The population and employment forecasts in Schedule 3 and Schedule 7 are key elements of the Growth Plan. Municipalities were required to use the forecasts for their growth planning and to amend their respective Official Plans in order to be in conformity with the Growth Plan. The Growth Plan (policy 2.2.1.2) also requires that the provincial forecasts be reviewed at least every five years and if necessary revised based on the results of this review.

a) Implementation of the Growth Plan Forecasts 2006 by the Regional Official Plan

The Region of Peel undertook the implementation of the Growth Plan through the Peel Regional Official Plan Review (PROPR) process. One of the amendments of this process was Regional Official Plan Amendment 24 (ROPA 24) that implemented the Growth Plan forecasts to 2031 for the Region and the area municipalities. ROPA 24 also implemented detailed policies and targets related to growth management to achieve conformity with the Growth Plan. On June 25, 2012 the Ontario Municipal Board (OMB) issued an oral decision approving the modified version of ROPA 24, including Table 3 that contains population, household and employment forecasts to 2031 for the Region and the area municipalities.

The area municipalities also conducted their own conformity amendments that included the growth forecasts. It is important to mention that the total of original area municipal forecasts exceeded the Regional targets established by the Growth Plan. In order to fully conform to the Growth Plan, the area municipal forecasts were adjusted based upon a methodology agreed to by all parties.

b) Provincial Review of the Growth Plan Forecasts

The Ministry of Infrastructure retained Hemson Consulting Limited (Hemson) to review the Growth Plan forecasts. Most of the background research was conducted in 2011 and 2012. The findings of this review, including the forecasts method, assumptions, household formation and the three scenarios of forecasts in five-year intervals, were published in November 2012 in the report "Greater Golden Horseshoe Growth Forecasts to 2041: Technical Report" (Technical Report). This report can be found on Hemson's website at www.hemson.com. The proposed Amendment 2 (Appendix I, as attached) is based on the reference scenario which represents the most likely future growth outlook. Low and high range scenarios are presented to illustrate growth prospects possible under a set of deliberately aggressive and conservative assumptions about the GGH's future economic outlook.

The review of the forecasts has indicated that the Greater Golden Horseshoe (GGH) will continue to experience healthy growth reaching 13.5 million people and 6.2 million jobs by 2041. The technical report identifies three major drivers of this growth, which are: immigration, increased longevity and increased fertility. The Greater Golden Horseshoe is a home to more than one-third of all immigrants to Canada. At the same time people in the GGH live longer and have more children.

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The above mentioned trends are even more significant in the Region of Peel. As a result Peel is forecasted to reach 1,972,000 residents and 966,000 jobs by 2041. These figures represent the growth of 622,000 residents and 284,000 jobs between 2011 and 2041. The Technical Report also reveals that the growth forecasted for the next 19 years will be greater than the original forecasts in the Growth Plan that were implemented by the Regional Official Plan through ROPA 24. The approved figures for 2031 are 1,640,000 residents and 870,000 jobs while the recent review forecasts 1,766,000 residents and 875,000 jobs for 2031. The difference of 126,000 residents on the residential side is very significant for planning for Regional services. Table 1 compares the 2031 forecasts.

	Amendment 2 & ROPA 24	Technical Report (Reference Scenario)	Difference
Population	1,640,000	1,766,000	126,000
Employment	870,000	875,000	5,000

Provincial staff has consulted Regional staff on the forecast review exercise at both a technical and a policy level providing input and comments on the methodology, assumptions and preliminary results. In addition Regional staff was briefed by Provincial staff on several occasions regarding issues related to this review. Regional staff has regularly consulted with area municipal staff on this matter. Regional staff also reported to Regional Council on July 5, 2012 on the progress of the review. Peel staff provided formal comments on the review to the Minister of Infrastructure (Minister) on two occasions. Appendixes II and III (as attached) include the detailed comments. Peel staff will undertake further consultations with area municipal staff on a strategy for implementing the new forecasts as part of the next Regional Official Plan review.

2. Proposed Revisions

The proposed Amendment 2 to the Growth Plan replaces the existing Schedule 3 that contains population and employment forecasts with a new Schedule 3. This replacement constitutes the most significant revision to the Growth Plan. The new Schedule 3 includes population and employment forecasts for upper and single-tier municipalities for 2031, 2036 and 2041. Regional staff supported this approach through the previous comments to the Minister of Infrastructure. The 2031 planning horizon is proposed to be retained including the original population and employment forecasts. This proposal is not consistent with the findings of the Technical Report. Regional staff expressed a strong opinion to the Minister that the Region of Peel forecasts for 2031 should be revised, but the proposed Amendment 2 does not address this request. The two new proposed planning horizons – 2036 and 2041 use the forecasts from the Technical Report reference scenario rounded off to the nearest 10,000. Regional staff supports these two new horizons.

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Table 2 includes comparison of existing and proposed forecasts for Peel:

Table 2: Comparison of the Growth Plan Forecasts for Peel				
	2021	2031	2036	2041
Existing Forecasts				
Population	1,490,000	1,640,000	NA	NA
Employment	820,000	870,000	NA	NA
Proposed Forecasts				
Population	NA	1,640,000	1,870,000	1,970,000
Employment	NA	870,000	920,000	970,000

The proposed Amendment 2 also includes a few minor revisions to the text of the Growth Plan to extend the Plan's horizon to 2041 and to provide clarity regarding the application of Schedules 3 and 7 (details of forecasts for Simcoe County) to 2041.

In addition to the proposed revisions to the Growth Plan, the Minister proposes specific actions to implement the Amendment, if approved. In case of official plan conformity, the Minister proposes that municipalities can implement this amendment as part of the next scheduled review of their Official Plans. The Minister is also proposing to amend the existing transition regulations to permit most decisions on matters in process, as well as some future matters, to be made as if any amendment had not come into effect. Since our ROPA 24 has been approved, these proposed transition regulations do not affect our conformity with the Growth Plan. The area municipal conformity amendments can also be finalized without a requirement to conform to the proposed Amendment 2.

3. Next Steps

The Province will be collecting comments on the proposed Amendment 2 to the Growth Plan until February 8, 2013. After considering all submissions received, the Minister may modify the proposed Amendment 2 and will submit a final version to the Lieutenant Governor in council for an approval. The Region would need to bring its Official Plan into conformity with Amendment 2 through the next scheduled review of the Regional Official Plan. It is important to mention that Amendment 2 is only limited to the growth forecasts and is separate from a future full review of the Growth Plan that is required to be undertaken at least every ten years. Regional staff expects that the Province will consider the unbundling of the residential and employment greenfield density target during that review. This approach would be consistent with the Regional comments provided earlier to the Province (see Appendix II and III).

In addition to the formal submission in the form of this report, Regional staff will continue to participate as a member of the Provincial technical working group expressing the position of Regional Council. Regional staff will also monitor the progress of this amendment through regular contacts with Provincial staff. If necessary, Regional staff will report to Regional Council on any significant development related to this amendment.

The Region of Peel will be initiating the next review of its Official Plan next year. The new provincial forecasts will be one of the main drivers of this review. This review will be conducted in co-operation with the area municipalities assuring that both the Regional and area municipal growth management objectives are taken into account. As part of this

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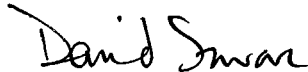
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review, a growth management strategy will be devised to distribute the population and employment forecasts. Area municipal staff will provide significant direction for this strategy and stakeholders will be afforded an opportunity to provide input through a growth management workshop to be held in 2013. Regional staff will keep Regional Council apprised on the progress of Amendment 2 to the Growth Plan as well as on the future Regional Official Plan review.



Norma Trim
Chief Financial Officer
and Commissioner of Corporate Services

Approved for Submission:



D. Swarc, Chief Administrative Officer

For further information regarding this report, please contact Arvin Prasad, Director of Integrated Planning Division at extension 4251 or via email at arvin.prasad@peelregion.ca

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c. Legislative Services

MA-A1-6

Appendix I
Proposed Amendment 2 to the Growth Plan for the
Greater Golden Horseshoe, 2006
November 23, 2012

PLACES TO GROW

BETTER CHOICES. BRIGHTER FUTURE.

PROPOSED AMENDMENT 2

to the Growth Plan for the
Greater Golden Horseshoe, 2006

November 2012

Population and Employment Forecasts
Policies and Implementation



Ministry of
Infrastructure

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PROPOSED AMENDMENT 2

to the Growth Plan for the Greater Golden Horseshoe, 2006

November 2012

Population and Employment Forecasts
Policies and Implementation



Ministry of
Infrastructure

What is in this document?

Preface

- This section explains why the Minister of Infrastructure is proposing an amendment to the Growth Plan for the Greater Golden Horseshoe, 2006, and describes what this document contains.

Proposed Amendment 2

- This section includes the text and the schedule of Proposed Amendment 2.
- It is recommended that this section be read in conjunction with the Growth Plan for the Greater Golden Horseshoe, 2006, as it sets out proposed modifications and makes reference to definitions and policies included in the Growth Plan. Visit www.placestogrow.ca to download a copy of the Growth Plan.

Implementation

- This section explains what actions will be required to implement the Proposed Amendment. These actions include a proposed approach regarding how the amendment would affect planning matters already in process and a proposed timeline for municipalities to bring official plans into conformity with the Growth Plan, as amended.

Seeking Feedback

- This section provides contact information for submitting feedback to the Ministry of Infrastructure on the Proposed Amendment.

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PREFACE

The Greater Golden Horseshoe is one of the fastest growing regions in North America. It is anticipated to continue experiencing strong population and employment growth in the coming decades. It is the destination of choice for many people and businesses relocating from other parts of Canada and around the world. They settle here because of the high quality of life and the economic opportunities. This is a place of prosperity where, through their skills and talents, people are building a great future for themselves.

The Province's *Growth Plan for the Greater Golden Horseshoe, 2006* (the Growth Plan) sets out a vision and policies to better manage this rapid growth, to plan for complete communities, and to protect the natural environment. It establishes policies and targets to ensure that municipalities have the land base and the infrastructure to accommodate growth now and into the future.

The Growth Plan's horizon currently extends to 2031, but it is clear that the region's population and economy will continue to expand beyond that timeframe. Under provincial policy, municipalities may make available land for urban development to accommodate the needs of the growth forecast for a time horizon of up to 20 years. Recognizing that growth will continue and that 2031 is only 19 years away, the Minister is proposing an amendment to the Growth Plan to update the growth forecasts and extend the horizon of the forecasts and policies. If approved, the growth forecasts for the extended horizon in combination with the Growth Plan's policies would ensure that a strong policy framework is in place as municipalities, partner ministries and other stakeholders look further into the future to plan for long-term growth.

The Growth Plan was issued in 2006, and the policies are starting to shape the Greater Golden Horseshoe. Community redevelopment is happening. New investment in major office buildings and public institutions is revitalizing downtowns. There is now more housing choice available to residents and newcomers. Transit ridership is increasing, and the government is supporting this evolution through investments. The Growth Plan is working in concert with *Building Together*, the Province's long-term infrastructure plan. *Building Together* provides a roadmap for strategic infrastructure planning, and these plans are part of the Province's long-term vision to create jobs, strengthen the economy and support communities of all sizes.

Municipalities have the tools to plan to accommodate their forecasted growth in accordance with the policies of the Growth Plan. Through intensification, redevelopment of brownfield sites, more mixed-use development, and the efficient use of greenfield land, municipalities can plan to create more complete, compact communities. The Growth Plan's policies ensure that infrastructure is optimized and the natural environment is protected.

The Growth Plan acknowledges the importance of effective growth management in protecting the natural environment. Minimizing the negative impacts of growth and urban sprawl is a cornerstone of the Growth Plan. The Growth Plan works with provincial policies, such as the *Provincial Policy Statement*, the *Lake Simcoe Protection Plan*, the *Clean Water Act*, and the *Greenbelt Plan* to manage and minimize impacts of growth. It also supports efforts to protect the Great Lakes.

Growth Forecasts for the Greater Golden Horseshoe

The population and employment forecasts in Schedule 3 and Schedule 7 are key elements of the Growth Plan. Schedule 3 provides population and employment forecasts for each of the twenty-one upper- and single-tier municipalities in the Greater Golden Horseshoe to 2031. Schedule 7 establishes population and employment forecasts for the lower-tier municipalities in the Simcoe Sub-area for 2031.

The forecasts in the Growth Plan were originally developed in the early 2000s in collaboration with municipalities using Statistics Canada's 2001 Census data. Census data for 2006 and 2011 is now available and presents an opportunity to verify and update the original forecasts.

The Growth Plan includes a policy (2.2.1.2) that states that the Minister of Infrastructure will review the forecasts contained in Schedule 3 at least every five years in consultation with municipalities, and may revise the forecasts. It also includes a policy (6.2.3) which states that the Minister of Infrastructure will review the forecasts contained in Schedule 7 in conjunction with the review of Schedule 3.

The Minister of Infrastructure has undertaken this review of the growth forecasts contained in Schedules 3 and 7. The review provided an opportunity to incorporate current information on a variety of matters into the development and allocation of the growth forecasts. These matters include Growth Plan policies, demographic and economic trends, land availability, infrastructure investment, and water and wastewater servicing capacity.

The review of the forecasts has indicated that the Greater Golden Horseshoe will continue to experience healthy growth. By 2041, the region is forecast to grow to almost 13.5 million people and 6.2 million jobs.

Immigration will continue to be the most significant driver of population growth in the Greater Golden Horseshoe. More than one-third of all immigrants to Canada settle in the Greater Golden Horseshoe.

People in the Greater Golden Horseshoe are living longer and having more children than previously anticipated. These trends will also be important drivers of population growth in the Greater Golden Horseshoe. There are more people living in each home in the Greater Golden Horseshoe than previously anticipated. This trend is also anticipated to continue, particularly due to the fact that there will be more children and seniors.

The average age of the population of the Greater Golden Horseshoe is expected to increase in the coming decades, as baby boomers reach their retirement years. Despite this trend, younger working age immigrants joining the population over this time will ensure the region maintains a healthy proportion of working age to non-working age people.

Detailed information on the forecast method, assumptions, and household information upon which this Proposed Amendment is based is available in the report *Greater Golden Horseshoe Growth Forecasts to 2041: Technical Report*. This report also includes forecast information in five-year intervals up to and including 2041. It is available on Hemson Consulting Limited's website at www.hemson.com.

The review of the growth forecasts is separate from the full review of the Growth Plan. The *Places to Grow Act, 2005* requires the review of the entire Growth Plan at least every ten years.

The Proposed Amendment

The Proposed Amendment has been prepared under the *Places to Grow Act, 2005*. It provides population and employment forecasts to be used for planning and managing growth in the Greater Golden Horseshoe. Key elements of the Proposed Amendment include:

- Changes to the text of the Growth Plan to extend the Plan's horizon to 2041 and to provide clarity regarding the application of Schedules 3 and 7 to 2041; and
- A new Schedule 3 to replace the existing Schedule 3 in the Growth Plan. The new Schedule 3 includes population and employment forecasts for upper- and single-tier municipalities for 2031, 2036 and 2041.

The forecasts for 2031 in the proposed Schedule 3 are the same as the forecasts for 2031 in the existing Schedule 3. These 2031 forecasts include the disaggregation of forecasts between some counties and separated cities that were previously aggregated for the affected municipalities. The Minister is proposing to maintain the forecasts for 2031 to ensure continuity of the work that municipalities have undertaken to bring their official plans into conformity with these forecasts. Many of these official plans and official plan amendments are awaiting decision at the Ontario Municipal Board, and retention of the current forecasts for 2031 provides more clarity to decision makers regarding the applicable growth forecasts for these matters.

While Proposed Amendment 2, if approved, would result in changes to the Growth Plan including extended forecasts, it is important to note that until any amendment is approved, the forecasts currently in the Growth Plan continue to have force and effect under the *Places to Grow Act, 2005*. The *Places to Grow Act, 2005* requires that any decision under the *Planning Act* or the *Condominium Act, 1998*, conform to the Growth Plan, subject to any transition rules set out in *Ontario Regulation 311/06*.

The Minister of Infrastructure is issuing the Proposed Amendment pursuant to the *Places to Grow Act, 2005*, for consultation. After considering all submissions and comments received the Minister may modify the Proposed Amendment and will submit an Amendment with recommendations to the Lieutenant Governor in Council for a decision. If approved, the Amendment would come into effect on the date set out in the decision.

Also included in this document are a number of proposed actions that may be taken to implement the Amendment, if approved. These include –

- Possible transition provisions, that may be set out by the Minister in a regulation, to clarify how planning matters that are currently in process will be affected by the Amendment, if approved; and
- A possible timeframe, to be set by the Minister, for municipalities to bring official plans into conformity with the Amendment, if approved.

These actions are outlined in the section following the Proposed Amendment, and the Ministry is seeking your feedback on these proposed actions as well.

Your feedback on this document is greatly appreciated. Information about how to provide your comments can be found in the Seeking Feedback section at the end of this document.

Proposed Amendment 2

to the Growth Plan for the Greater Golden Horseshoe, 2006

This page is the start of the Proposed Amendment. Text boxes in this section are for explanatory purposes and will not form part of the Amendment, if approved.

1. Introduction

1.1 is amended by replacing “2031” with “2041” in the third paragraph, second sentence.

The second sentence in the third paragraph of section 1.1 would read, “It is a framework for implementing the Government of Ontario’s vision for building stronger, prosperous communities by better managing growth in this region to 2041”.

1.2 is amended by replacing “2031” with “2041” in the title and in the first paragraph, first sentence.

The title of section 1.2 would read, “Vision for 2041”, and the first sentence in the first paragraph would read, “More than anything, the Greater Golden Horseshoe (GGH) will be a great place to live in 2041”.

1.4 is amended by replacing “2031” with “2041” in the second paragraph, second sentence.

The second sentence in the second paragraph of section 1.4 would read, “It contains a set of policies for managing growth and development to the year 2041”.

6. Simcoe Sub-area

6.2.1 is amended by replacing “be applied instead of Schedule 3” with “be used for planning and managing growth to 2031 after which Schedule 3 will be used”.

Policy 6.2.1 would read, “Notwithstanding policy 5.4.2.2 (a), lower-tier municipalities in the County shall use the population and employment forecasts contained in Schedule 7 for planning and managing growth in the *Simcoe Sub-area*. In the application of the policies of this Plan, in the *Simcoe Sub-area* Schedule 7 will be used for planning and managing growth to 2031 after which Schedule 3 will be used”.

6.2.2 is amended by deleting “in Schedule 7”.

Policy 6.2.2 would read, “The employment forecasts include employment located in the *strategic settlement employment areas* and *economic employment districts*”.

6.3.1.4 is amended by deleting “in Schedule 7”.

Policy 6.3.1.4 would read “The Town of Innisfil, Town of Bradford West Gwillimbury and the Town of New Tecumseh will direct a significant portion of population and employment growth forecasted to the applicable *primary settlement areas*. The Town of Bradford West Gwillimbury and the Town of Innisfil, in planning to meet their employment forecasts, may direct appropriate employment to the *Bradford West Gwillimbury strategic settlement employment area* and the *Innisfil Heights strategic settlement employment area* respectively”.

6.5.3 is amended by adding “where this Plan allocates growth forecasts to the lower-tier municipalities in the County,” after “5.4.2.2(c),”.

Policy 6.5.3 would read, “Notwithstanding policy 5.4.2.2 (b) and 5.4.2.2 (c), where this Plan allocates growth forecasts to the lower-tier municipalities in the County, the Minister of Infrastructure will identify for the County of Simcoe and the lower-tier municipalities in the County intensification targets to achieve the *intensification target*, and identify density targets to achieve the *density target* for *designated greenfield areas*”.

8. Schedules

Schedule 3 is replaced by the following Schedule 3:

Distribution of Population and Employment for the Greater Golden Horseshoe to 2041 (figures in 000s)						
	POPULATION			EMPLOYMENT		
	2031	2036	2041	2031	2036	2041
Region of Durham	960	1,080	1,190	350	390	430
Region of York	1,500	1,700	1,790	780	840	900
City of Toronto	3,080	3,300	3,400	1,640	1,680	1,720
Region of Peel	1,640	1,870	1,970	870	920	970
Region of Halton	780	910	1,010	390	430	470
City of Hamilton	660	730	780	300	330	350
GTAH TOTAL**	8,620	9,600	10,150	4,330	4,580	4,830
County of Northumberland	96	105	110	33	37	39
County of Peterborough	61	73	76	18	21	24
City of Peterborough	88	109	115	42	54	58
City of Kawartha Lakes	100	101	107	27	30	32
County of Simcoe	416	456	497	132	141	152
City of Barrie	210	231	253	101	114	129
City of Orillia	41	44	46	21	22	23
County of Dufferin	80	81	85	27	31	32
County of Wellington*	122	126	130	54	54	56
City of Guelph*	175	183	191	92	97	101
Region of Waterloo	729	779	815	366	377	393
County of Brant	47	54	59	19	24	27
City of Brantford	126	154	169	53	73	82
County of Haldimand	56	61	64	20	24	26
Region of Niagara	511	579	614	218	249	267
OUTER RING TOTAL**	2,880	3,140	3,330	1,240	1,350	1,440
TOTAL GGH**	11,500	12,740	13,480	5,560	5,930	6,270

Note: Numbers rounded off to nearest 10,000 for GTAH municipalities, GTAH Total and Outer Ring Total, and to nearest 1,000 for outer ring municipalities.

* Population growth of 24,000 and employment growth of 12,000 are currently unallocated between the County of Wellington and the City of Guelph for 2031. The unallocated forecast portion is not included in the forecasts for these municipalities for 2031 but is included in the Outer Ring Total and in the GGH Total for 2031.

** Total may not add up due to rounding and unallocated amounts which are included in the totals.



PLACES TO GROW

PROPOSED AMENDMENT 2

SCHEDULE 3

Distribution of Population and Employment for the Greater Golden Horseshoe to 2041

IMPLEMENTATION

How to read this section

This implementation section would not form part of the text of any amendment to the Growth Plan for the Greater Golden Horseshoe, 2006.

This section sets out the proposed actions to implement the Amendment, if approved.

This section includes proposed actions that may be taken to implement the Amendment, if approved. These include –

- Possible transition provisions that may be set out in a regulation made by the Minister to clarify how planning matters that are currently in process will be affected by the Amendment, if approved; and
- A proposed timeframe, to be set by the Minister, for municipalities to bring official plans into conformity with the Amendment, if approved.

The Ministry of Infrastructure welcomes your feedback on these actions.

Effective Date and Transition

This section contains a discussion of transitional matters related to implementation of the Amendment, if approved, and a proposal about how the Proposed Amendment would apply to specific matters. A regulation, O. Reg 311/06, was made in June 2006 by the Minister pursuant to section 19 of the *Places to Grow Act, 2005* to address transitional matters.

The effective date of any Amendment to the Growth Plan would be the date specified in any order of the Lieutenant Governor in Council pursuant to section 10 of the *Places to Grow Act, 2005*.

Any application commenced, but where no decision has been made prior to the effective date of any amendment, would be subject to the policies of the Growth Plan, as amended, unless a transition regulation exempts decisions on the matter from the requirement to conform to the amendment.

The Minister is proposing to amend the existing transition regulation to permit most decisions on matters in process, as well as some future matters, to be made as if any amendment had not come into effect. These matters could include:

- Upper-tier official plan amendments being made to bring the official plan into conformity with the Growth Plan that are currently before the Ontario Municipal Board;
- Lower-tier official plan amendments to bring official plans into conformity with the Growth Plan and the applicable upper-tier official plan, including official plan amendments a lower-tier municipality has not yet commenced; and
- Zoning by-law amendments being undertaken to implement the above conformity official plan amendments.

It is proposed that any regulation be made to come into effect on the same date as any amendment.

We are seeking your feedback on transitional issues associated with implementation of the Amendment, if approved.

Official Plan Conformity

Under section 12 of the *Places to Grow Act, 2005*, the official plan of a municipality or planning authority must be brought into conformity with a growth plan within three years of the growth plan coming into effect. This requirement applies when an amendment is made to a growth plan. Section 12 (3) gives the Minister the ability to set an alternate date for a municipality to meet the conformity requirements.

The proposed approach is to set an alternate date for conformity that would enable municipalities to coordinate their Growth Plan conformity work with the next scheduled review of their official plans pursuant to section 26 of the *Planning Act*.

SEEKING FEEDBACK

Your feedback is greatly appreciated and will be taken into consideration. Please tell us what you think. For more information, please visit www.placestogrow.ca.

Please send your comments and questions by February 8, 2013 to:

Ontario Growth Secretariat
Ministry of Infrastructure
777 Bay Street, 4th Floor, Suite 425
Toronto, Ontario
M5G 2E5

Fax: 416-325-7403
e-mail: placestogrow@ontario.ca

For more information, including how to receive a printed copy, please call 1-866-479-9781 or TTY 1-800-239-4224. Toronto area residents can call 416-325-1210.

Notice Regarding Collection of Information

Organizations and Businesses:

Please note that any comments or submissions that are made on behalf of an organization or business may be shared or disclosed. By submitting comments you are deemed to consent to the sharing of information contained in the comments and your business contact information. Business contact information is the name, title and contact information of anyone submitting comments in a business, professional or official capacity.

Individuals:

Personal information you provide is collected by the Ministry of Infrastructure under the authority of the Ministry of Infrastructure Act, 2011 clause 7 (1) (c), for the purpose of promoting public engagement in growth planning. Your personal contact information will only be used to contact you and will not be shared.

Please be aware that any comments provided may be shared or disclosed once personal information is removed. Personal information includes your name, home address and personal e-mail address.

Questions regarding the collection of personal information may be directed to:

Manager, Partnerships and Consultation
Ontario Growth Secretariat
777 Bay Street, 4th Floor, Suite 425
Toronto, Ontario
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Telephone: 1-866-479-9781
TTY: 1-800-239-4224
Email: placestogrow@ontario.ca

June 7, 2012

Mr. Victor Severino
Assistant Deputy Minister, Infrastructure
Ontario Growth Secretariat
4th Floor, Suite 425
777 Bay Street,
Toronto, Ontario M5G 2E5

Dear Mr. Severino:

Re: Comments on Revising the Growth Plan Forecasts

I am pleased to submit Peel staff comments on the Province's proposal to revise the Growth Plan population and employment forecasts. In this letter, staff has addressed both policy and technical matters related to revising the Growth Plan forecasts and these are set out below.

Policy Comments

1. A milestone date of 2031 should be included in the revised forecasts for consistency with the existing Growth Plan and the current horizon date in official plans;
2. A new horizon date of 2041 should be included in the revised forecasts. In our view, this date strikes an appropriate balance between the need for a long-term forecast for infrastructure planning and not extending the planning horizon excessively which could result in land speculation;
3. Stakeholder consultation on the revised forecasts should not start until January 2013 to allow time for the hearings on Growth Plan conformity cases to be completed at the OMB and for more Census data to be released;
4. The existing greenfield density and intensification targets should be continued from 2031 to 2041;
5. We look forward to the unbundling of the residential and employment density target during the 2016 Growth Plan review. In our view, expressing the density target as 50 residents and jobs combined per hectare is difficult to implement

and does not reflect the significant difference in market realities and densities between residential and employment uses. There should be separate density targets for residential and employment uses;

6. Transition provisions for the implementation of the revised forecasts and future revised Growth Plan policies in official plans should be set at the next five-year review of official plans following the release of Growth Plan revisions. In our view, a five-year review requirement is better than a defined time period which was applied to the existing Growth Plan conformity process because five-year reviews are anticipated and planned for at the municipal level as part of normal business.

Technical Comments

7. We support closer coordination with other provincial forecasting initiatives particularly with the assumptions and methodology used by the Ministry of Finance;
8. It is critical that the 2011 Census data is used to establish a base year and to verify all assumptions;
9. Your approach to develop the forecasts for five sub-areas is appropriate, however if the 2011 Census data indicates that there are different trends within the GTA, additional sub-areas should be considered. It is important to recognize Peel's immigration trends and household composition patterns (or household sizes – PPU's) as we are confident that these will be different from other GTA municipalities;
10. It is not necessary to include the 2021 planning horizon;
11. We are not sure how you are planning to coordinate your timelines with the 2011 Census and National Household Survey data releases. One of the most critical releases will be in September 2012 when the Statistics Canada is planning to release the structural type of dwelling units and collectives. This data is critical for finalizing PPU assumptions. We also have some concerns regarding employment data. This data will be released in 2013 and the source will be the National Household Survey rather than the mandatory long form Census. There are concerns about data quality. We are of the opinion that both employment and population data should have the same base. With your proposed timelines it will be difficult if not impossible to consider the above. It would be helpful to consider other sources of data (e.g. municipal surveys) for the 2011 employment base;

12. We also have some concerns with your proposal of using the 2006 net under-coverage. We understand that the 2011 under-coverage will not be available to meet your timelines but in case the 2011 under-coverage is significantly different than the 2006 under-coverage, you should allow for appropriate adjustments to reflect this difference;
13. A common methodology for preparing land budgets should be considered to be developed by the Province in collaboration with municipalities. With additional growth to plan for emerging from the revised forecasts, a common methodology will be important to provide clarity on how to estimate land needs.

We will be providing our detailed input through the technical working group.

We appreciate the opportunity to comment on the preparation of revised population and employment forecasts for the Growth Plan and trust that you will find our input helpful. We will be consulting with our area municipal staff and further comments may be provided to you. We are committed to work with you through the technical working group and through other consultation processes. Please contact me if you would like to discuss these comments at (905) 791-7800 ext. 4251 or arvin.prasad@peelregion.ca.

Yours truly,



Arvin Prasad, MCIP, MPA
Director, Integrated Planning Division

c: RPCO – GTA Caucus

September 4, 2012

Mr. Victor Severino
Assistant Deputy Minister, Infrastructure
Ontario Growth Secretariat
4th Floor, Suite 425
777 Bay Street,
Toronto, Ontario M5G 2E5

Dear Mr. Severino,

Re: Additional Comments on Draft Growth Plan Forecasts

Thank you for the opportunity to be consulted on the Ministry's review of the Growth Plan population and employment forecasts. This letter provides Peel staff comments on the draft Growth Plan forecasts as presented by Ministry of Infrastructure staff on July 24, 2012.

Regional staff continues to support the Ministry's review of the forecasts and the development of an appropriate amendment to the Growth Plan. This work is important to ensure that growth is managed effectively in the GTAH and larger Greater Golden Horseshoe region. Early and ongoing consultation with municipal staff demonstrates a commitment to engage municipalities as partners in this process.

The staff comments provided to you on June 7, 2012, and enclosed with this letter, are still relevant to this process. I urge you to consider these comments to ensure that the forecasts review and amendment address planning needs in Peel. Based on the information provided by your staff on July 24, 2012, we offer the following additional comments that we request your Ministry to give careful consideration to in the review.

Regional staff supports the Ministry's proposal to revise the forecasts in Schedule 3 of the Growth Plan. These revisions are needed to ensure that growth is effectively managed:

Regional staff is also pleased and supportive that the technical review will include revised population and employment forecasts for Peel to a planning horizon of

2041. We believe this is a good balance between the need for a longer-term forecast for infrastructure planning (beyond 2031) and a horizon that can manage expectations for growth planning and land development.

Although we are pleased with the development of new forecasts for Peel, Regional staff would have significant concerns should the Ministry not accordingly revise the 2031 forecast for Peel in Schedule 3. The current Schedule 3 forecast for 2031 underestimates Peel's 2031 population by 120,000.

A decision to not revise the 2031 forecast for Peel would be problematic for several reasons. Most importantly, and depending on the policy direction in the Growth Plan, this decision would potentially force the Region and its area municipalities to delay the planning for a significant amount of population until after the 2031 planning horizon year. As a consequence, the necessary regional and area municipal approvals would not be in place when actual growth is expected to occur. If the difference between the actual forecast and the Schedule 3 forecast is very small, then there is no impact to the Region being able to manage growth effectively. In Peel's case, the difference in population is 120,000, which is significant if planning, and subsequently the supply of housing and related employment, is delayed. These delays can significantly impact the efficient operation of the land market, which can require up to 10 years to bring new land into development.

Finally, if the public is to have confidence in the Growth Plan, the policy forecasts in Schedule 3 should be based on technical forecasts developed with accepted forecasting methodologies and not arbitrarily adjusted to accommodate other purposes. This may bring into question the defensibility not only of the Growth Plan, but also any implementing amendments in the Regional and local plans.

Regional staff would also like the opportunity to discuss potential solutions to implementing the greenfield density target in Peel with Ministry staff. As you know, this is a particular challenge in Peel given the very low employment densities associated with some employment uses, such as freight and distribution services, which make up a significant proportion of Peel's employment base. The current combined density of 50 people plus jobs per hectare is particularly difficult to achieve in communities with significantly low employment densities.

I trust the above comments will be considered in finalizing the Ministry's decision for this review.

Again, we wish to extend our appreciation to the Ministry for its efforts to engage municipalities in this process.

Yours truly,

A handwritten signature in black ink, appearing to read 'Arvin Prasad', written in a cursive style.

Arvin Prasad, MCIP, MPA
Director, Integrated Planning Division