

Proposed Updates to the Provincial Growth Plan: Amendment 1 and New Land Needs Assessment Methodology

July 28, 2020

Proposed Updates to the Provincial Growth Plan

- The Growth Plan policies were updated in 2019 as part of Ontario's More Homes, More Choice: Housing Supply Action Plan to bring housing to market faster and increase the overall housing supply and mix.
- The proposed changes to the Growth Plan are intended to align with the policy changes of 2019 and include:
 - 1) Updated Population and Employment Forecasts (last updated in 2013)
 - 2) A New Land Needs Assessment Methodology (last updated in late 2017 early 2018)
 - 3) New Aggregate Mineral Resource Extraction Policies
 - 4) Extension of the Planning Horizon to 2051



Proposed Updates to the Provincial Growth Plan

1) Updated Population and Employment Forecasts:

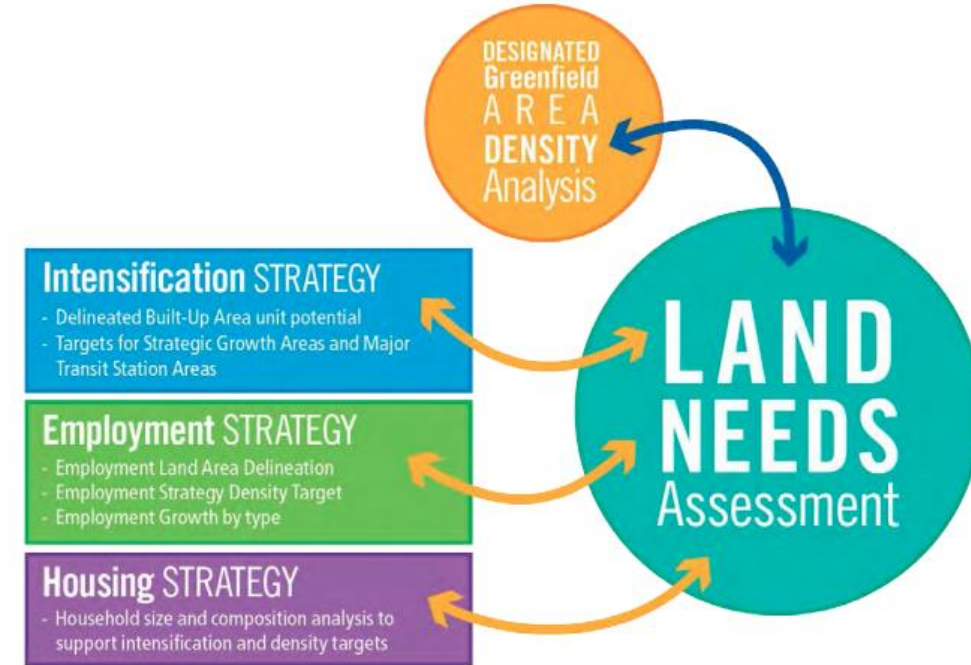
- The Ministry is Updating Schedule 3 – Population and Employment Forecasts for the Greater Golden Horseshoe – to include significant growth throughout the GTA to 2051.
- Three growth outlooks are being considered – a Reference (medium) growth forecast, a low growth forecast and a high growth forecast. The York Region growth forecast options are provided below.
- These numbers are now to be interpreted as growth **minimums**.

Table 1: Proposed Minimum Forecast Options for York Region under the Growth Plan's Proposed Amendment 1

Year	Population			Employment		
	2031	2041	2051	2031	2041	2051
High Growth Forecast	1,590,000	1,790,000	2,110,000	790,000	900,000	1,040,000
Reference Growth Forecast	1,590,000	1,790,000	2,020,000	790,000	900,000	990,000
Low Growth Forecast	1,590,000	1,790,000	1,930,000	790,000	900,000	950,000

2) A New Land Needs Assessment Methodology:

- The Land Needs Assessment Methodology provides municipalities with direction on determining the quantity of land needed for future residential and employment growth.
- The Methodology is simplified to give more flexibility to municipalities to accommodate the Schedule 3 minimum levels of growth, with the provincial priority being to ensure adequate land supply and availability.
- Community area and Employment Area assessments have been updated to implement the new Schedule 3 forecasts based on evaluations of housing needs, supply inventory, jobs analysis, employment categorization and more. The Region's MCR must conform.



3) New Aggregate Mineral Resource Extraction Policies:

- The proposal under Amendment 1 would change the Growth Plan's aggregate policies to remove the prohibition on new mineral aggregate operations, wayside pits and quarries from habitats of endangered species and threatened species within the Growth Plan's Natural Heritage System outside of the Greenbelt.
- The Town will still be able to review any new aggregate mineral resource extraction facility proposals through the development approvals process.

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4) Extension of Planning Horizon to 2051:

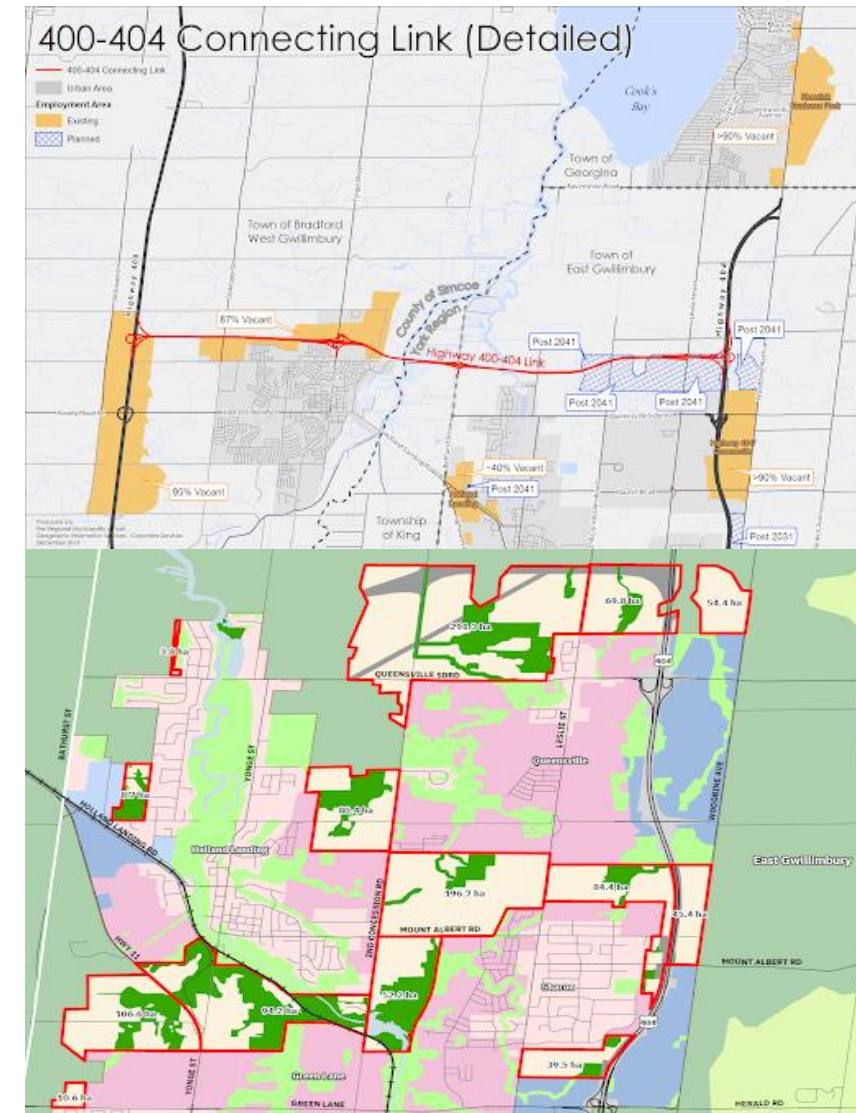
- The planning horizon for the Growth Plan is the amount of time into the future that the plan accounts for.
- The current Growth Plan provides a planning horizon to 2041, but the proposed Amendment 1 extends this planning horizon to 2051.
- The extended planning horizon will allow municipalities to prepare for an extra decade's worth of growth (2041 to 2051) ahead of time by being able to implement policies within their Official Plans and other planning documents now that help manage the growth that is anticipated over the long-term future.
- In East Gwillimbury's case this extension of the Planning horizon to 2051 will allow the Town to proactively plan now for the approximately 32,000 people and 30,000 new jobs that are expected between just the ten-year period from 2041 and 2051.

Table 2: East Gwillimbury Population and Employment Growth forecast

Year	Population	Employment
2016	24,000	7,000
2018	32,000	10,000
+/- 5 to 10 years	50,000	19,000
2041	118,000	45,000
2051	150,000	75,000

Proposed Updates to the Provincial Growth Plan

- The Province is receiving comments on the proposed changes to the Growth Plan until July 31, 2020.
- Municipalities are required to bring their Official Plans into conformity with the updates to the Growth Plan by July 1, 2022.
- Council endorsed the inclusion of the Town's remaining Whitebelt lands as Urban Area on December 3, 2019, which aligns with the proposed changes to the Growth Plan to provide housing and employment as part of building complete and balanced communities.
- Housing development is intended to help the Province rebound from the impacts of COVID-19 by providing jobs and economic stimulus.
- East Gwillimbury is the only northern York Region municipality with substantial Whitebelt lands remaining to accommodate future growth, with significant infrastructure commitments like the Highway 400-404 Connecting Link also in place to help stimulate future growth.





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