

Regional Official Plan Review: Phase 2 Discussion Papers

CPRM-06-20



City of Burlington
Community Planning,
Regulation and Mobility Committee
August 11, 2020



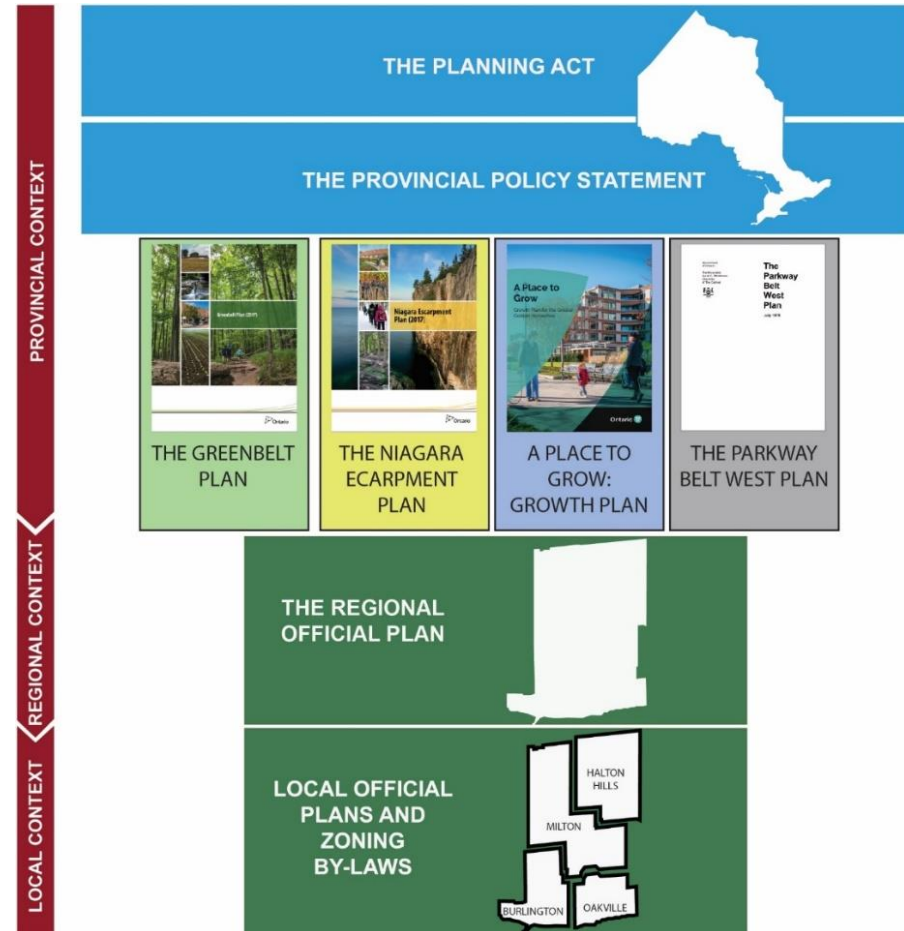
Regional Official Plan Review — Overview

- There is a legislative requirement for the Region to update the ROP to conform with recently updated Provincial Plans and Provincial Policy Statement.
- Regional Official Plan Review (ROPR) is also an opportunity to examine the evolving trends in the Region
- Current ROPR is a scoped exercise that addresses specific strategic issues.
- Other inputs into the ROPR process include:
 - Review of local municipal official plans; and
 - Minutes of Settlement for OMB/LPAT cases.

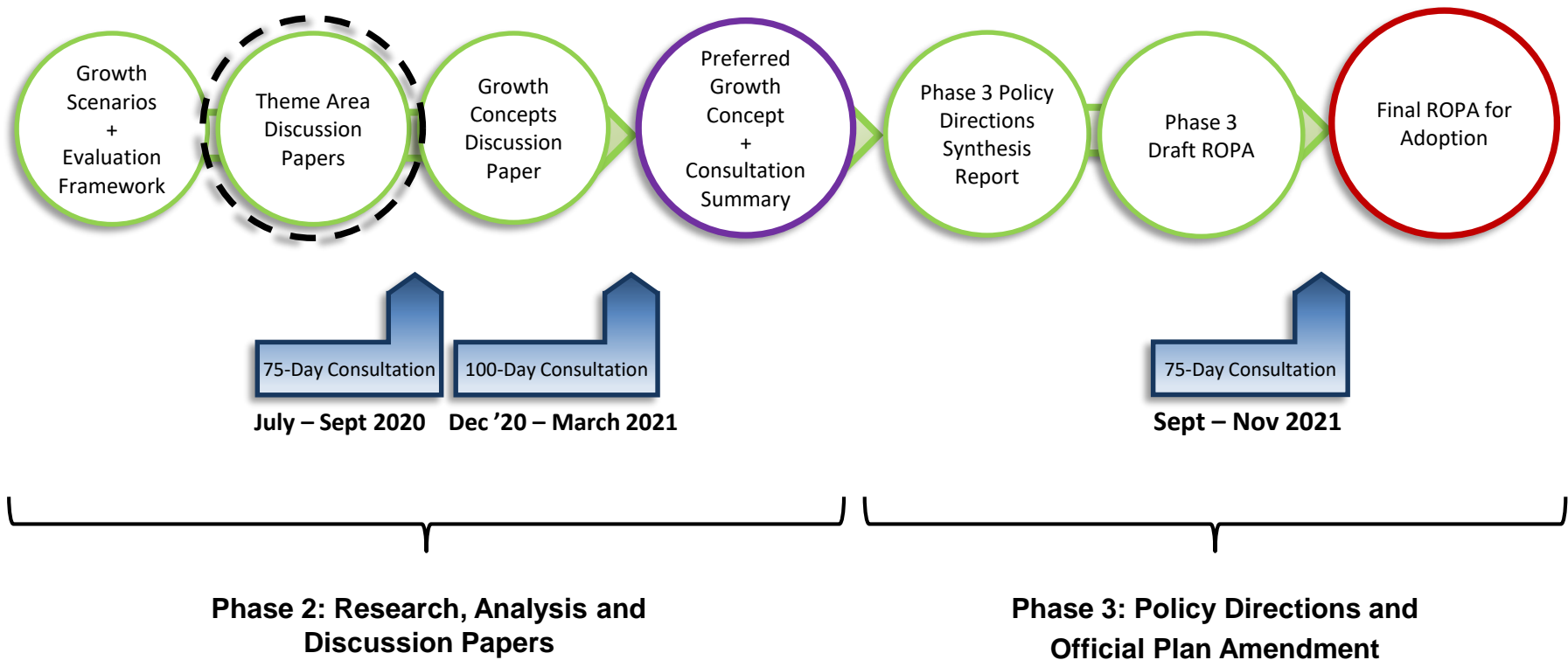


ROPR and Local Municipal Context

- ROPR determines how and where Local Municipalities grow based on:
 - Local identification of areas appropriate for growth (e.g. MTSAs)
 - Efficient and cost-effective infrastructure
 - Complete community needs
 - Protection of assets like Natural Heritage System and Prime Agricultural Areas
 - Response to Climate Change
- Local OPs must conform to Halton OP within one year.



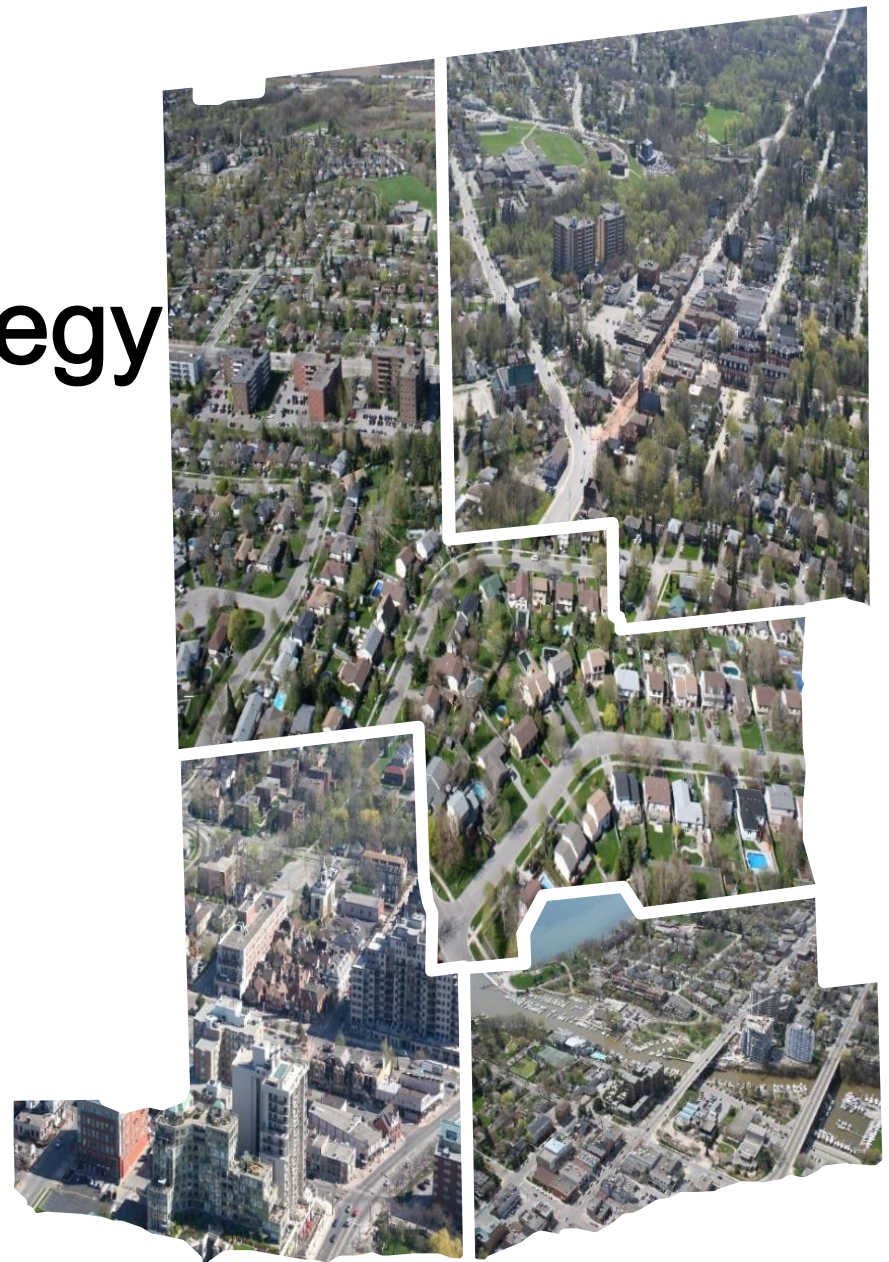
Current Regional Official Plan Review Status



Integrated Growth Management Strategy

Regional Urban Structure

Phase 2 Discussion Paper



Growth Plan Requirements

Regional Urban Structure

- Integrated planning to accommodate population and employment forecasts in Provincial Growth Plan
- Intensification Strategy with targets
- Designate all Employment Areas and establish density targets
- Assess need and location for settlement boundary expansion



1.0-1.1 million

People by 2041/2051 must be planned for per the Growth Plan



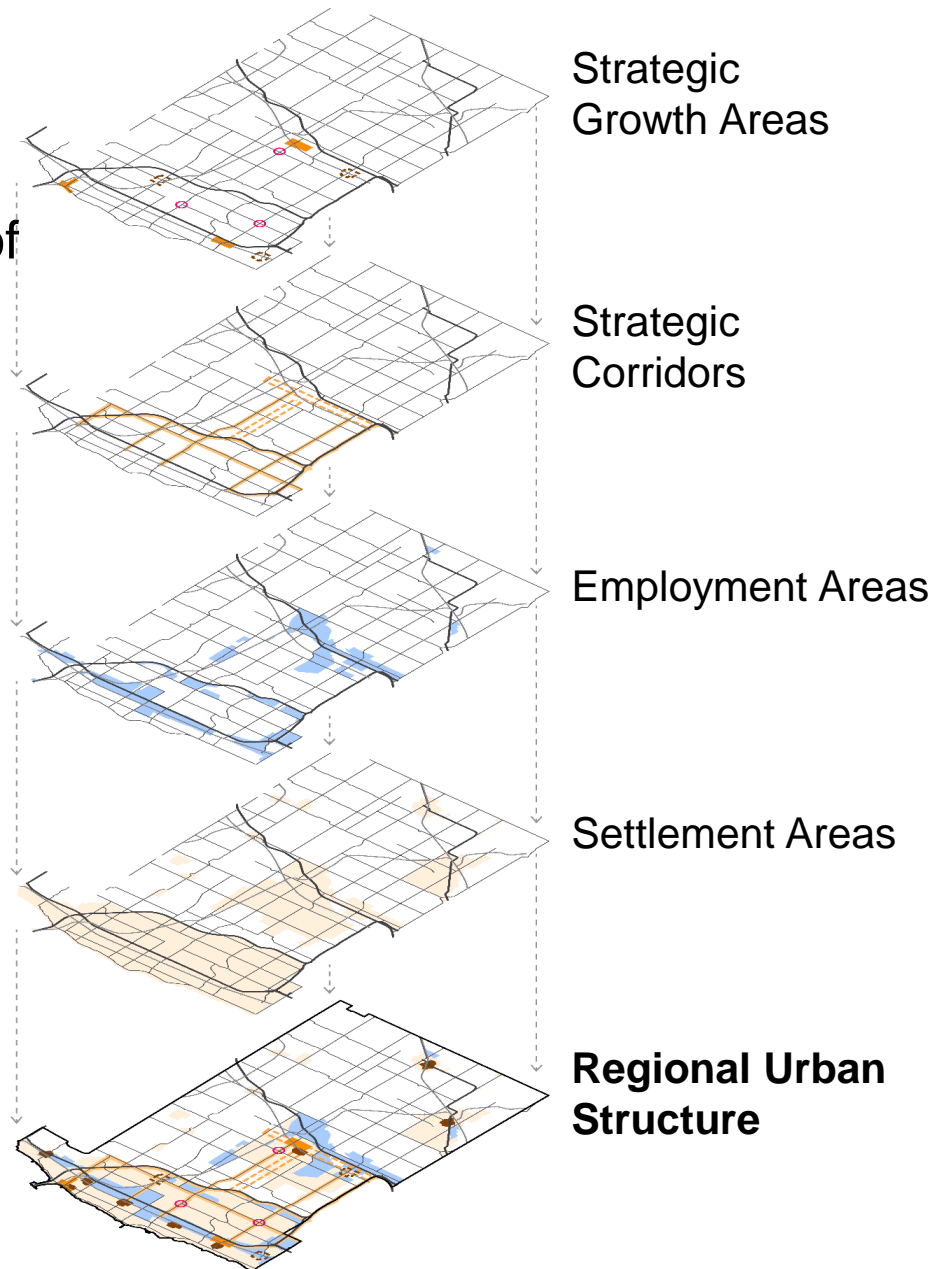
470-500 thousand

Jobs by 2041/2051 must be planned for per the Growth Plan

Objectives

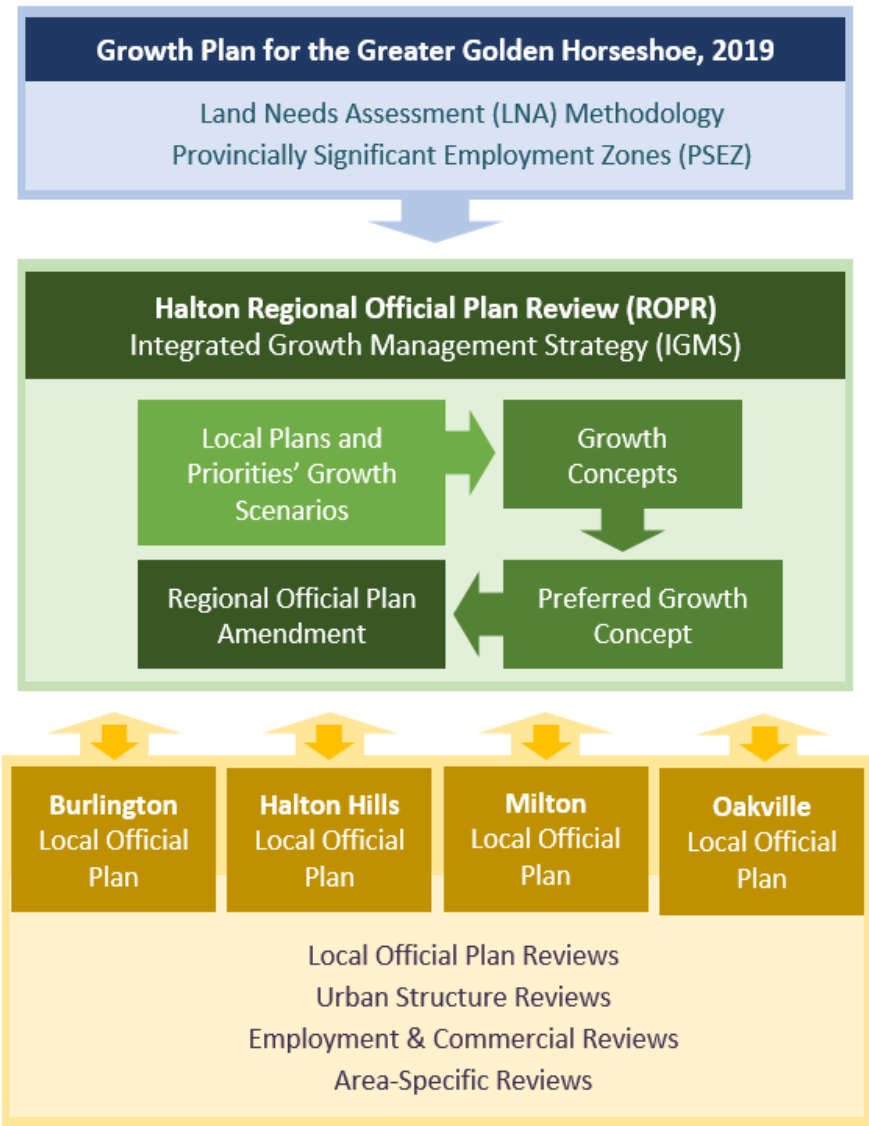
Regional Urban Structure

- Policy context and requirements of Growth Plan (2019)
- Current Regional Structure, and development of a proposed Regional Urban Structure
- Obtain feedback on the elements of the proposed Regional Urban Structure
- Inform the development and evaluation of Growth Concepts



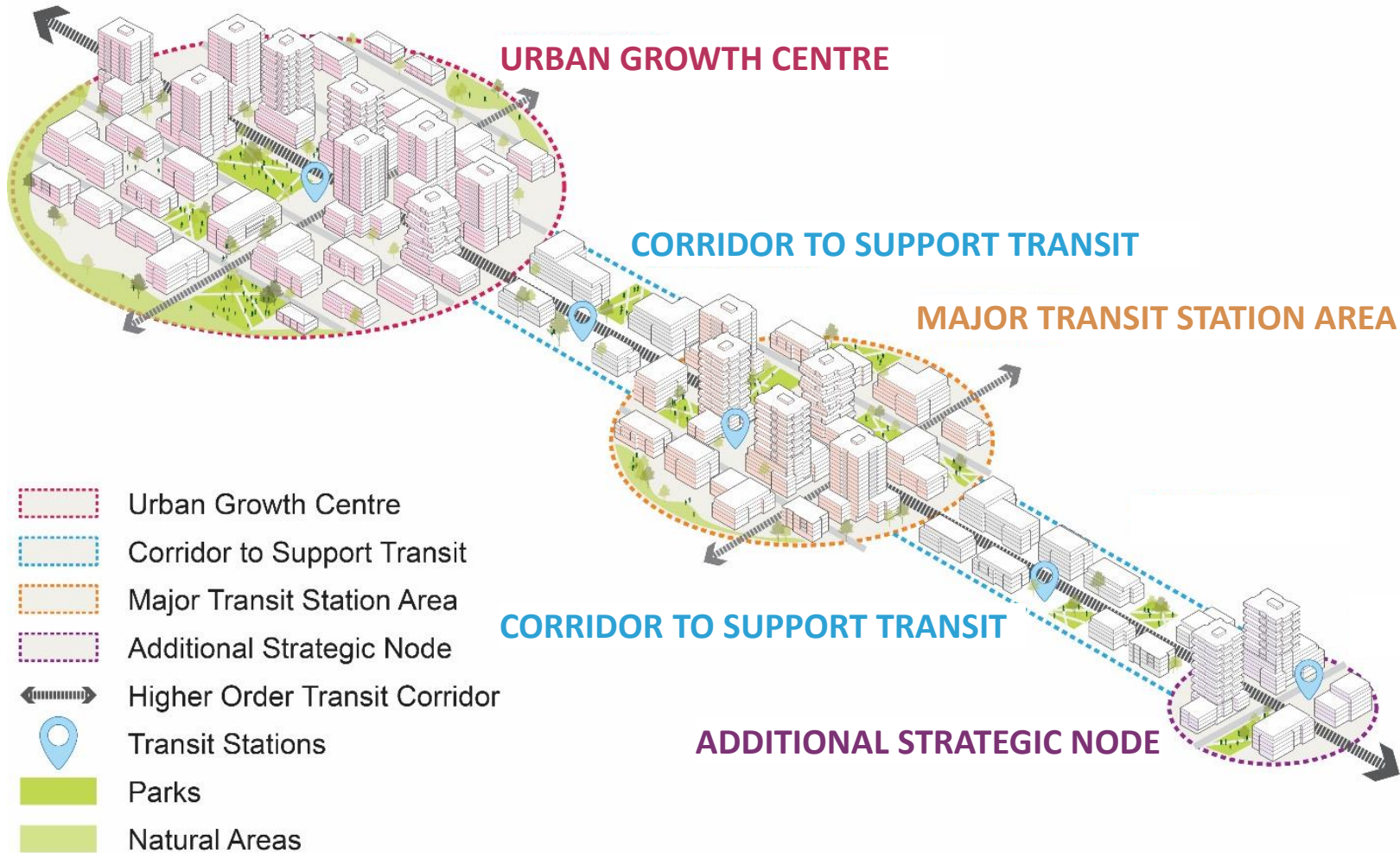
Local Municipal Role Regional Urban Structure

- Local Municipalities play an integral role in the Integrated Growth Management Strategy by:
 - Conducting studies which inform the 'Local Plans and Priorities' Growth Scenarios and the proposed Regional Urban Structure
 - Implement the Regional Official Plan Amendment into Local Official Plans



Strategic Growth Areas

Community Areas



Urban Growth Centres

Community Areas



- Focal points for institutional, commercial, recreational, employment & residential uses, to accommodate and support major transit infrastructure
- Identified by Province in 2006 Growth Plan, with minimum target of 200 residents & jobs per ha by 2031
- Halton UGCs are: Downtown Milton, Midtown Oakville and Downtown Burlington
- The IGMS process is the appropriate vehicle for considering changes to the UGC framework in the ROP
- Burlington Council is considering a report from staff on changes to the Downtown Burlington UGC, which if submitted to the Region will be considered through the IGMS process in the development of the Regional Urban Structure

Major Transit Station Areas (MTSAs)

Regional Urban Structure

- Major Transit Station Areas are to be the focus of intensification, population growth, and jobs supported by a mix of uses
- The Region is responsible for identifying MTSA boundaries under the Growth Plan, in consultation with Local Municipalities
- Using a standard methodology, the Discussion Paper proposes boundaries for 11 MTSAs in the Region



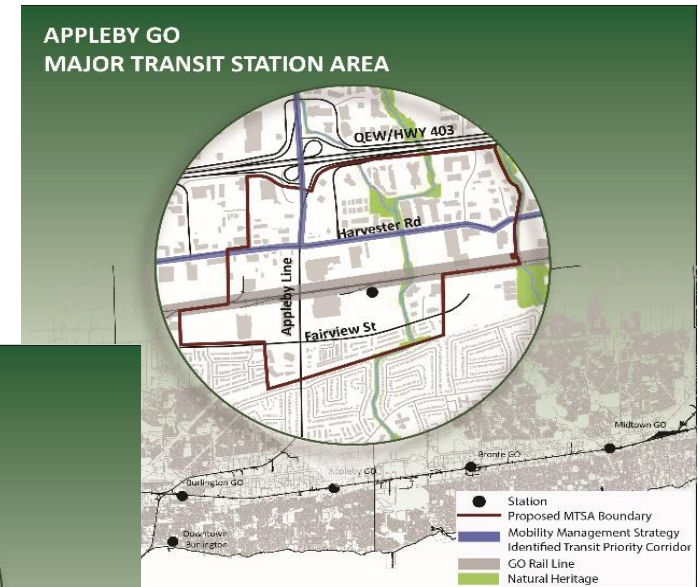
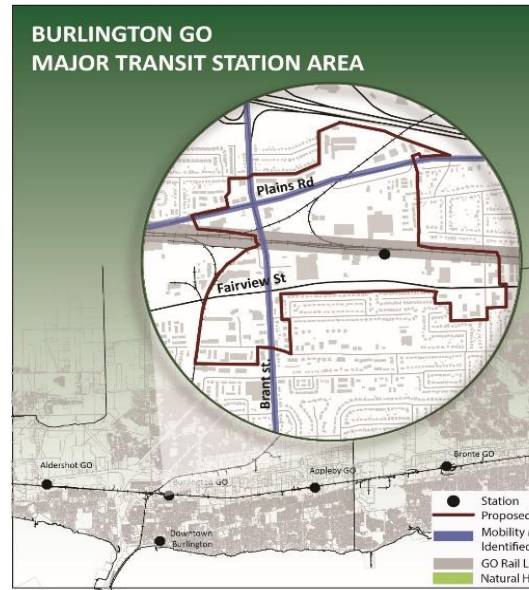
Delineation Methodology



Major Transit Station Areas (MTSAs)

Regional Urban Structure

- The Region proposes to establish a boundary for the Burlington, Appleby and Aldershot GO Stations
- The Region proposes to remove the Downtown Burlington MTSA/Mobility Hub from the ROP as permitted by the Province

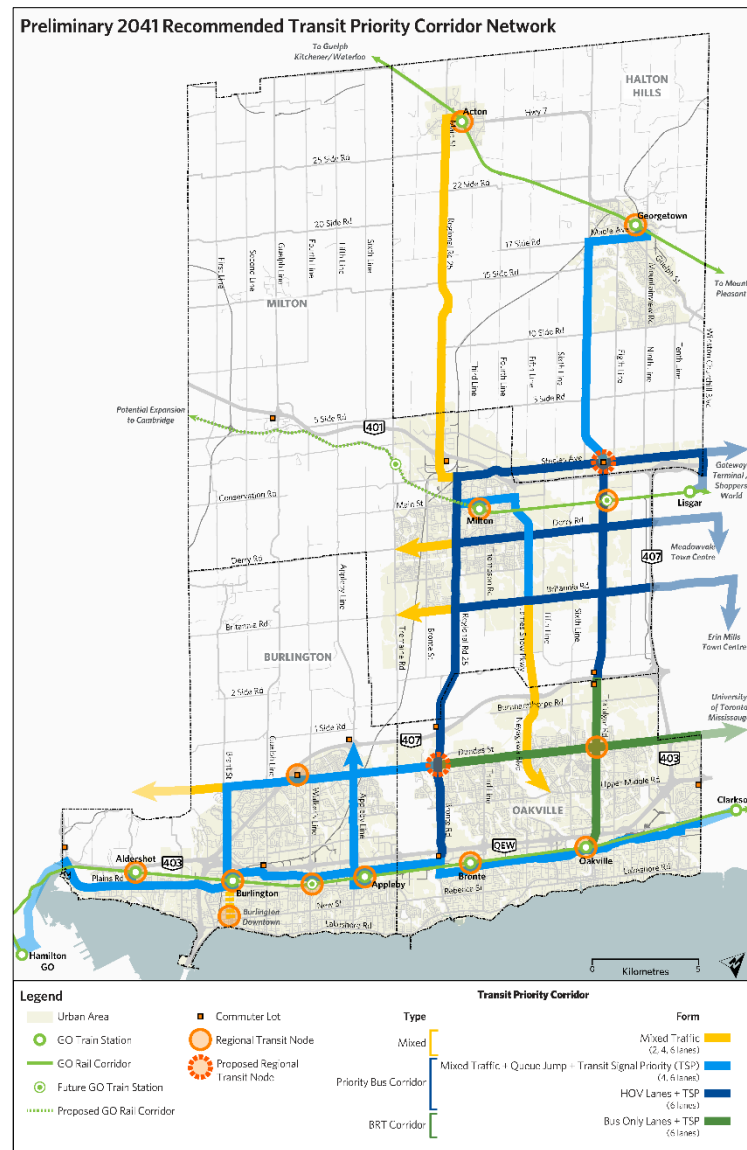


Corridors and Additional Nodes

Community Areas

Corridors are being examined to align with the Provincial Plans, informed by the Defining Major Transit Requirements Study

- Identifying Corridors and assigning density targets in consultation with Local Municipalities
- Additional SGAs/Nodes are being considered based on input from Local Municipal studies



Location & Policy Direction

Employment Areas

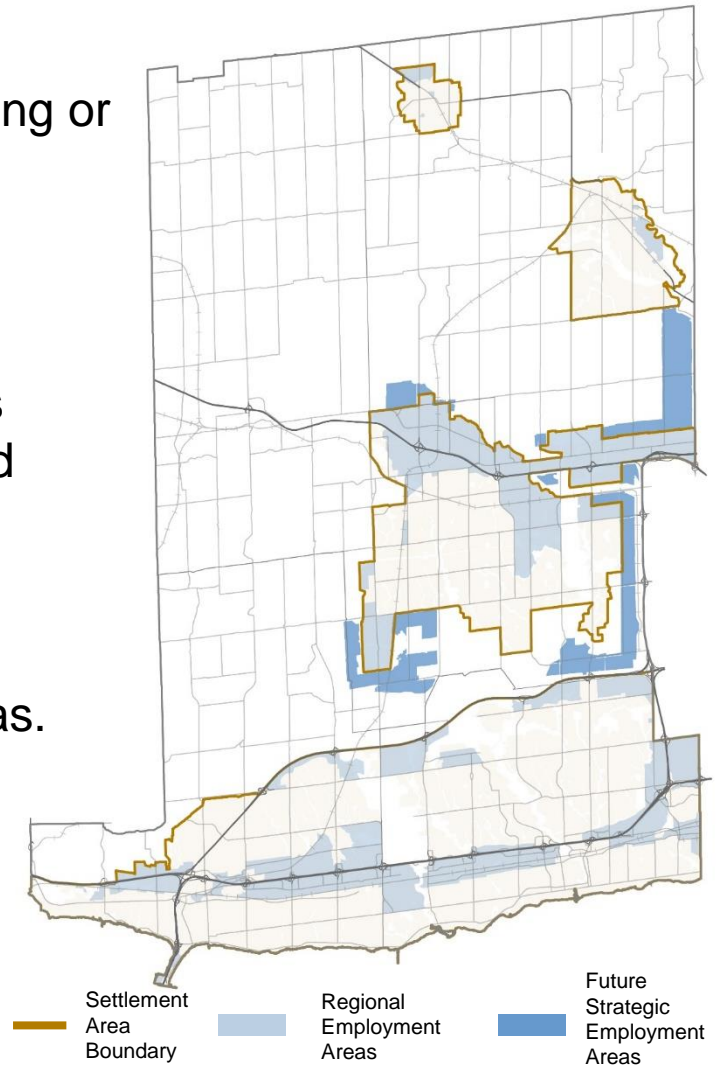
Location

- Lands generally located in the vicinity of existing or planned transportation and major goods movement facilities and corridors

Policy Direction

- Employment growth is directed to these areas which are protected for employment uses, and from incompatible uses, over the long-term.
- Discussion Paper considers appropriate uses within Employment Areas and how to support employment growth outside Employment Areas.
- Region is also seeking input on ensuring long-term land use compatibility and avoiding conflicts between employment and non-employment uses

Employment Areas and Future Strategic
Employment Areas in the Regional Official Plan



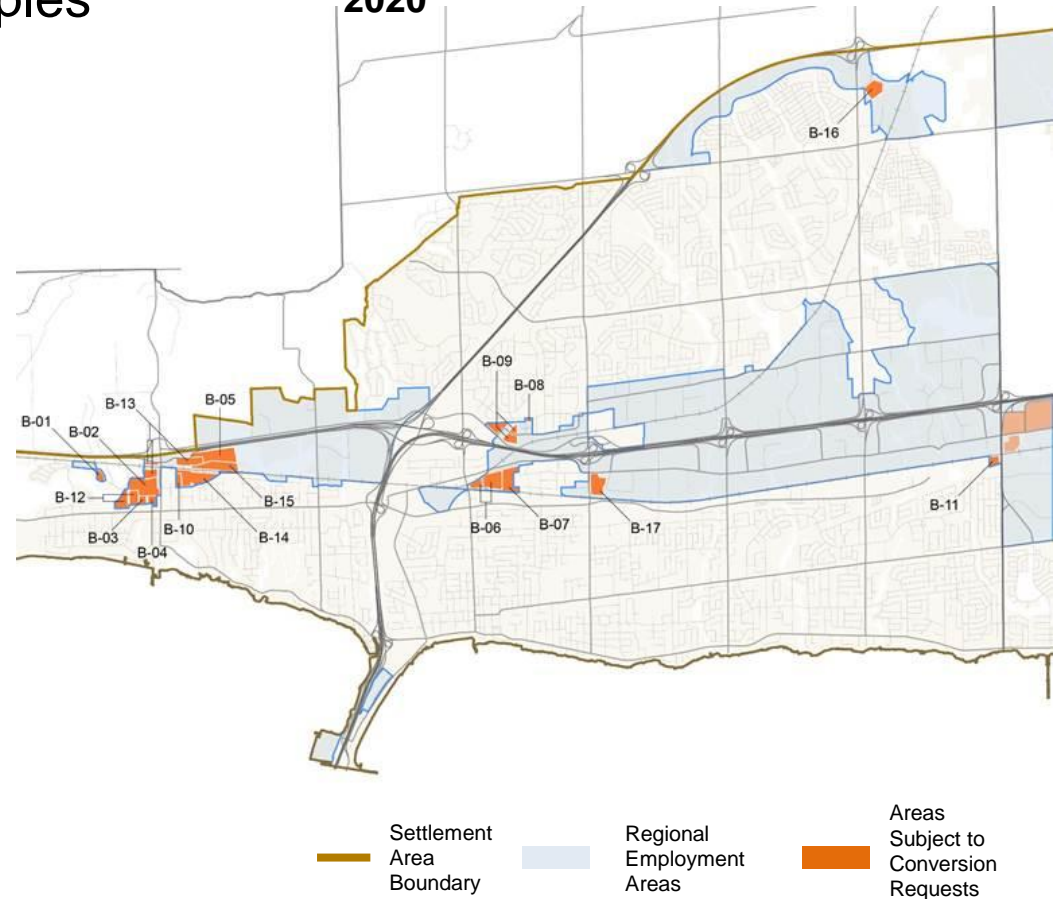
Conversion Criteria & Requests

Employment Areas

Employment Conversion Principles

- Employment Land Supply
- Demonstrated Need
- Employment Area Viability
- General Considerations

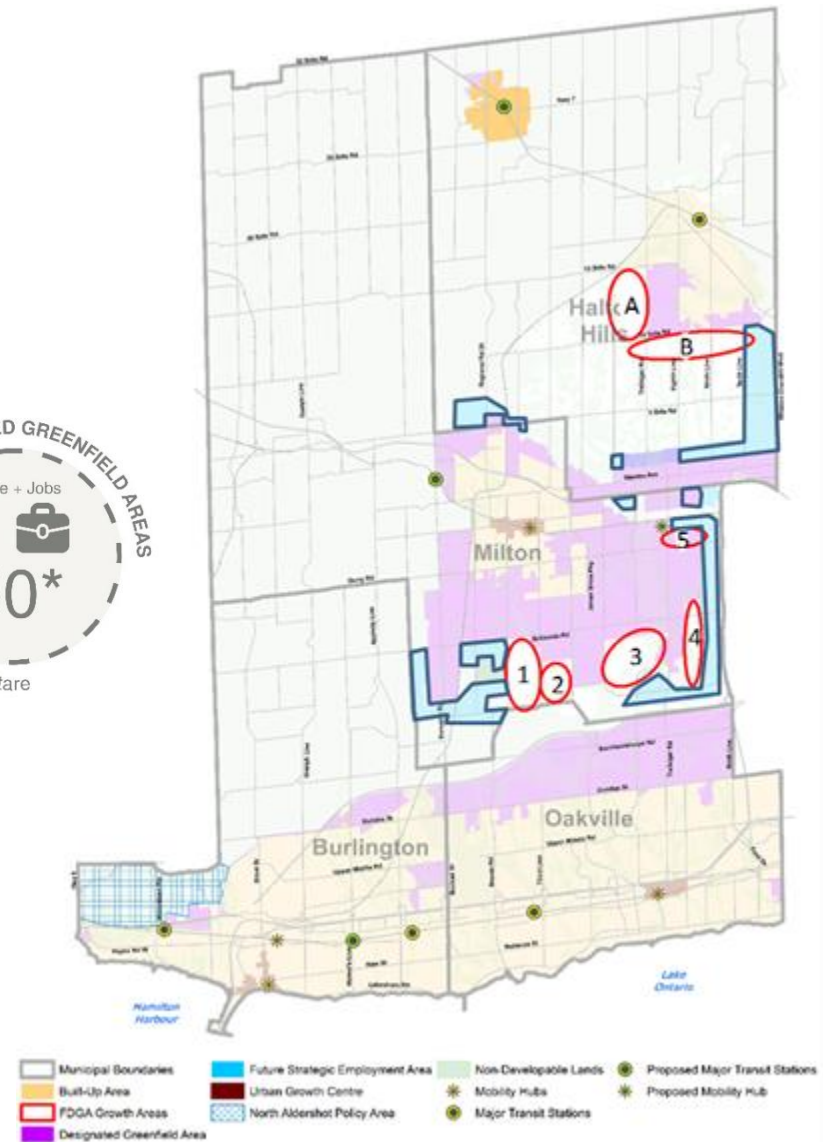
Initial Conversion Requests in Burlington Received by March 31, 2020



Settlement Areas

Regional Urban Structure

- Growth Plan (2019) requires Halton Region to identify Settlement Area boundaries and establish a minimum density target for the Designated Greenfield Area of the Region and the Local Municipalities
- Settlement Area boundary expansion may occur through a Municipal Comprehensive Review by meeting policy tests
- The North Aldershot Planning Area will also be assessed as part of this process



*Minimum – alternative density targets may be prescribed according to existing context.



Rural and Agricultural System

Phase 2 Discussion Paper

Policy Updates

Rural and Agricultural System

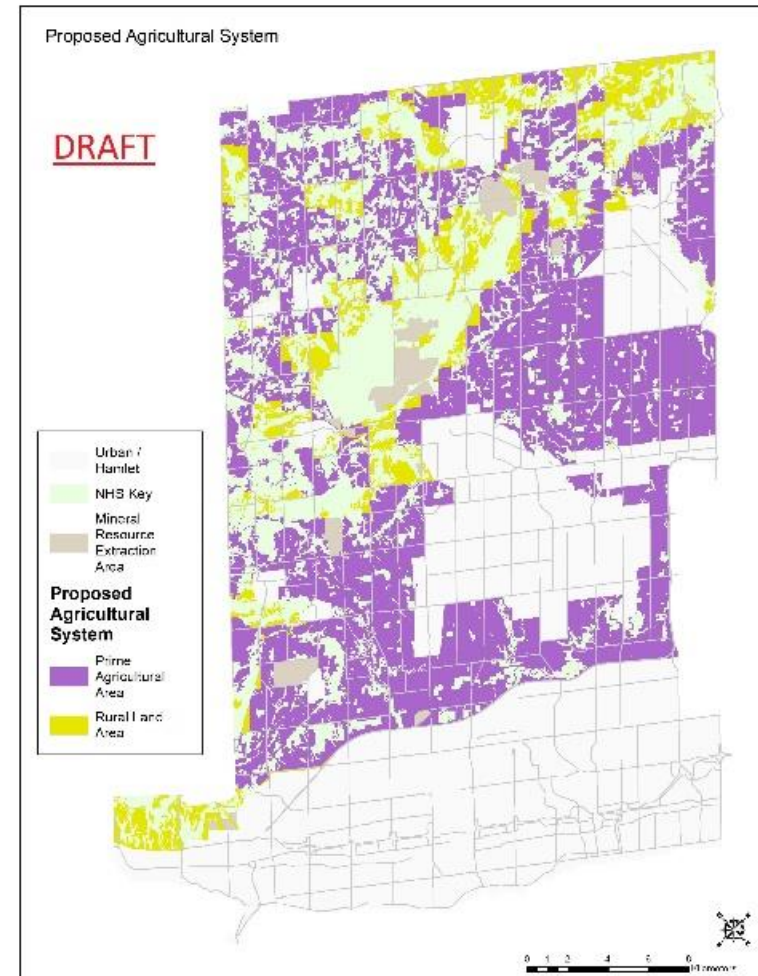
- 1) Mapping and Designation of Prime Agricultural Areas
- 2) Agriculture Related Uses
- 3) On-Farm Diversified Uses
- 4) Cemeteries
- 5) Agricultural Impact Assessments (AIAs)
- 6) Special Needs Housing



Mapping and Designation of Prime Agricultural Areas

Rural and Agricultural System

- Provincial Agricultural System mapping (February 2018) identifies extent of prime agricultural areas in Halton Region
- Updated Provincial direction to identify Prime Agricultural Areas as a designation while also identifying Key Features
- Consideration should be given to a preferred mapping update option



Agriculture-Related Uses

Rural and Agricultural System

1. Must be directly related to farms in the area and primarily provide products or services that are:
 - a) Associated with agricultural operations in the area; or
 - b) Required by agricultural operations in the area; or
 - c) Enhance agricultural operations in the area.
2. Must be a farm related commercial use and/or a farm related industrial use which supports agriculture.
3. Must benefit from being in close proximity to farm operations.



Agricultural Research Centre



Farm Equipment Repair Shop



Grain Dyer for Local Grain

On-Farm Diversified Uses

Rural and Agricultural System

1. Must be located on a farm.
2. Must be secondary to the principal agricultural use of the property (Temporal and spatial considerations).
3. Must be limited in area (Compared to principal agricultural use).
4. May be, but are not limited to, home occupations, home industries, agri-tourism uses and uses that provide value added agricultural products.
5. Must be compatible with and not hinder surrounding agricultural operations.



Home Industry



Farmers Markets



Agri-Tourism



Natural Heritage

Phase 2 Discussion Paper

Evolution of the Natural Heritage System



ESAs - 1980



Greenlands System - 2006



Halton's NHS - 2009

Policy Updates

Natural Heritage

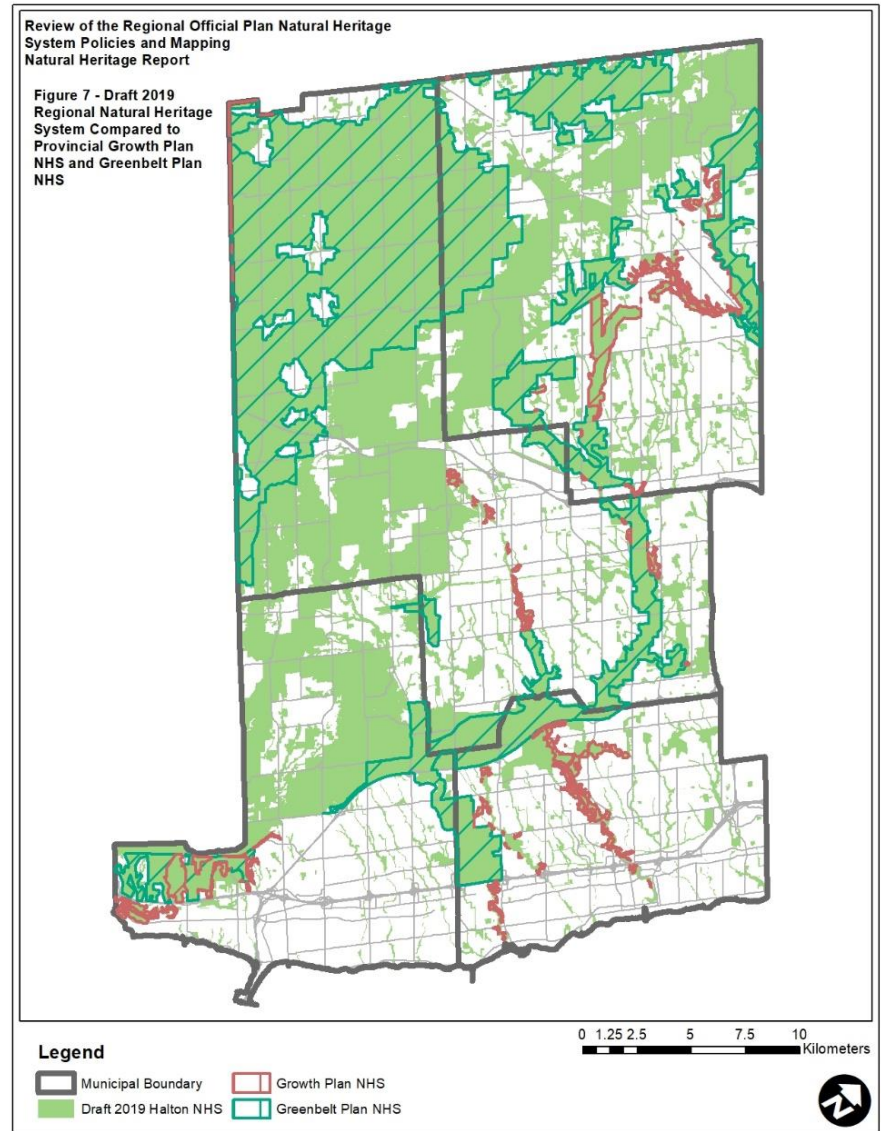
- Changes to the Provincial Policy Statement and Provincial Plans.
- Introduction of a Water Resource System
- Buffers and Vegetation Protection Zones.
- Natural Hazards
- Drinking Water Source Protection
- Improvement or clarification on some of the existing natural heritage policies have been identified.



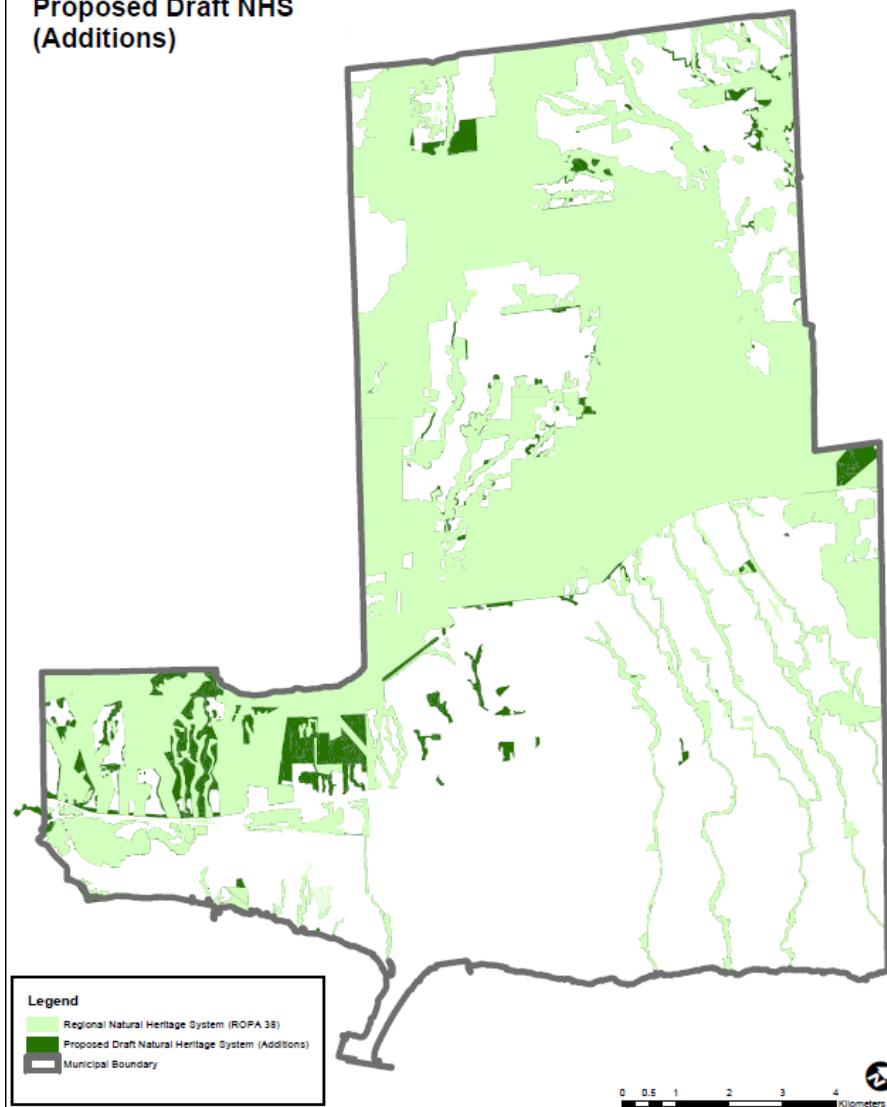
Mapping Updates

Natural Heritage

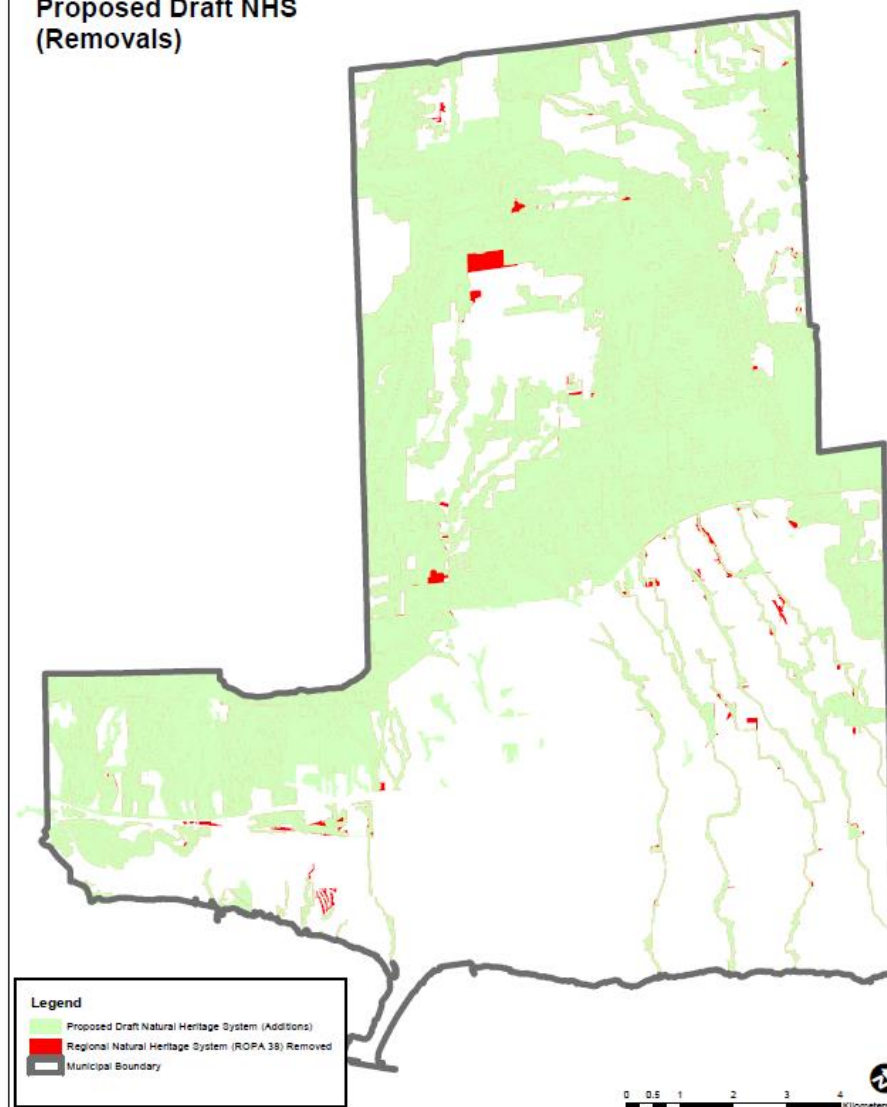
- Proposed refinements to NHS components to:
 - Better reflect provincial policies and guidelines to define the NHS;
 - Recognize Planning Act approvals and OMB Decisions;
 - Use of best available GIS base data information; and
 - Recognize Special Council Permits under Halton Tree-Bylaw and Staff On-site Refinements
- Requirement for Halton's ROP to incorporate the NHS for the Growth Plan.
- A Quality Assurance/Quality Control (QA/QC) evaluation of the proposed draft 2019 RNHS.



Burlington Proposed Draft NHS (Additions)



Burlington Proposed Draft NHS (Removals)



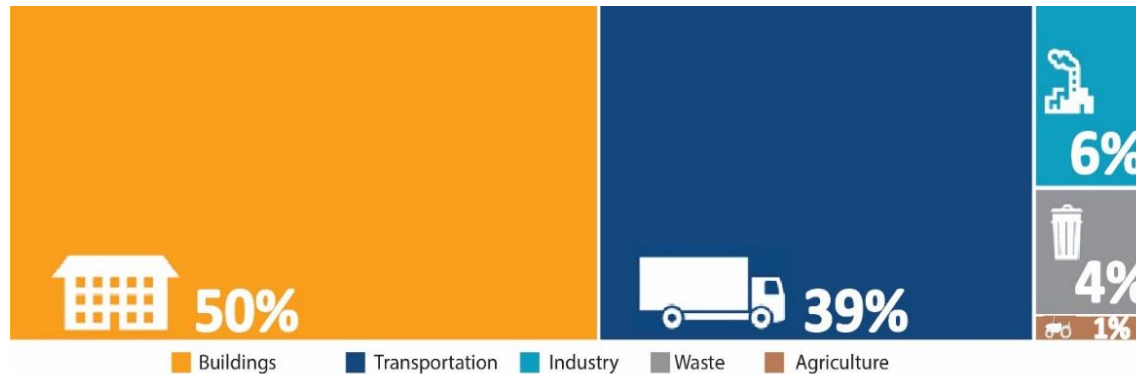


Climate Change

Phase 2 Discussion Paper

Background

Emissions and Trends



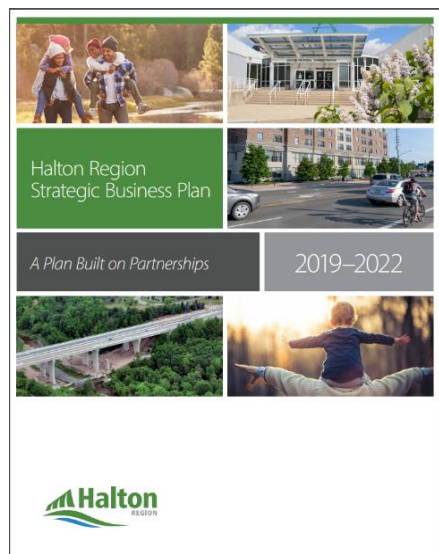
- Transportation and Building Emissions account for almost 90% of Halton's emissions
- These emission levels reflect the way we live and move throughout the Region
- Land use decisions that govern how we build, where we grow and how we move can play a significant role in reducing these emission levels.

Climate Change Through the ROPR

The Requirement to Address an Emergency

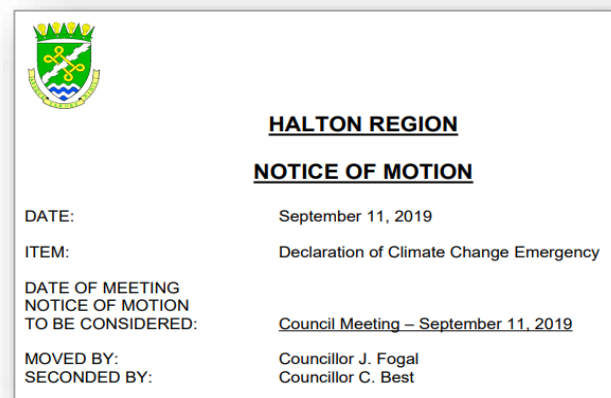
Climate Change Discussion Paper

A Provincial Policy consistency
and conformity Requirement



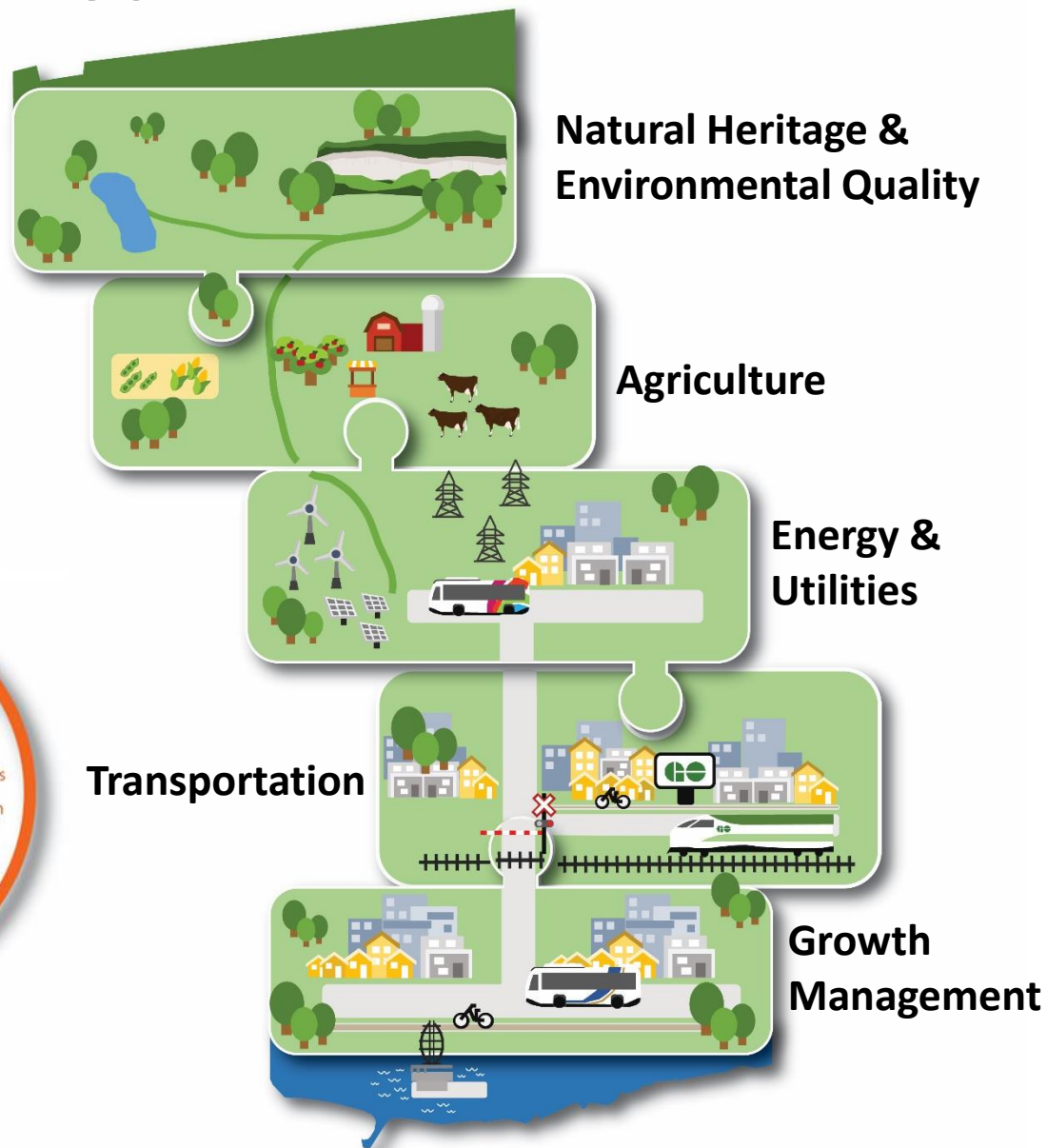
Directions from [Halton's Strategic Business Plan](#)

Direction from Halton's Regional Council's
Climate Change Emergency Declaration



A Land Use Response Policy Areas

A comprehensive approach to a land use climate change response is one that uses a combination of policy enhancements in areas where the most impactful changes to the way we grow, move and live can be achieved.





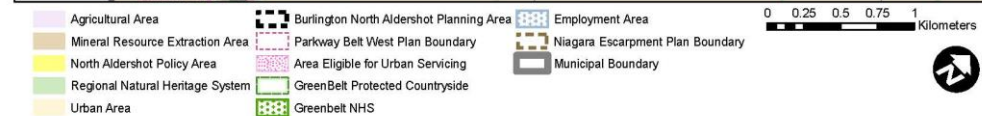
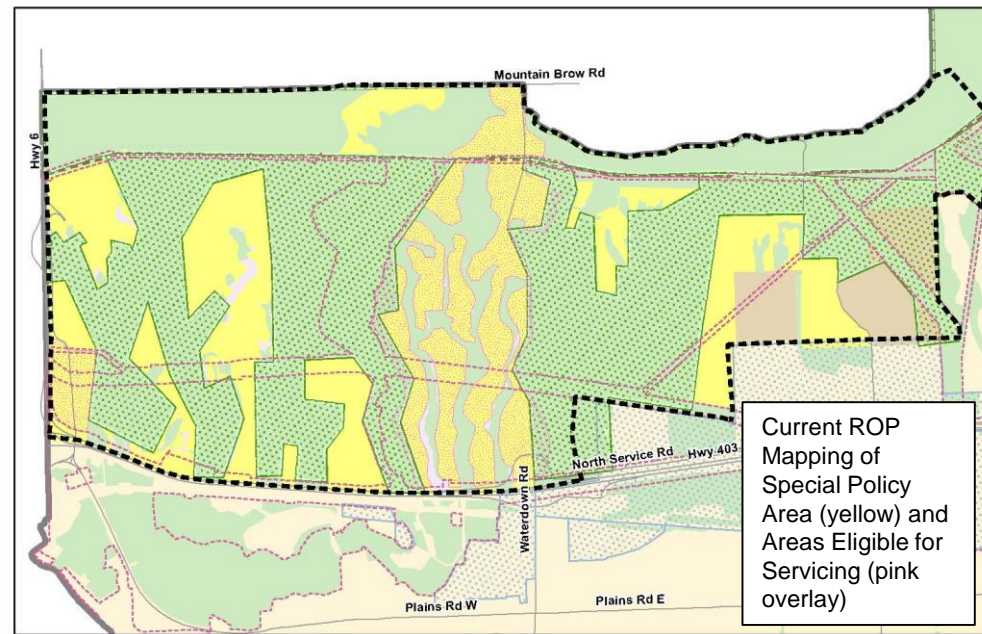
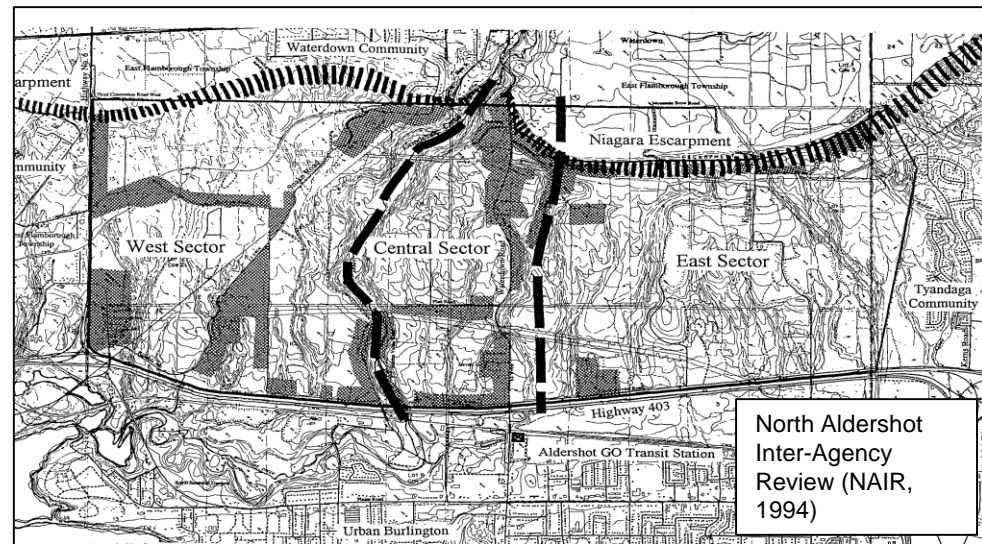
North Aldershot Review

Phase 2 Discussion Paper

Background

North Aldershot Review

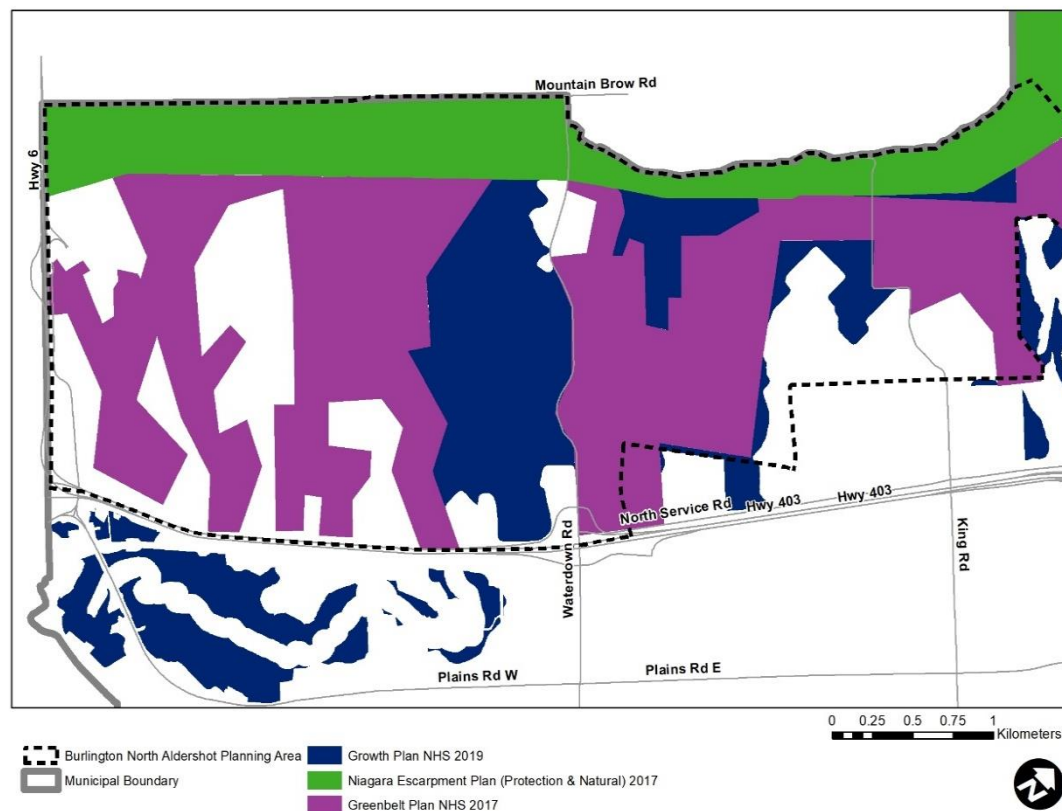
- Special Policy framework based on unique character, open space and NHS attributes.
- Predates last two Official Plan reviews and all current Provincial Plans and mapping.
- Region must review North Aldershot policies to ensure consistency and conformity to updated Provincial Policy Statement, Provincial Plans and mapping.



Natural Heritage System

North Aldershot Review

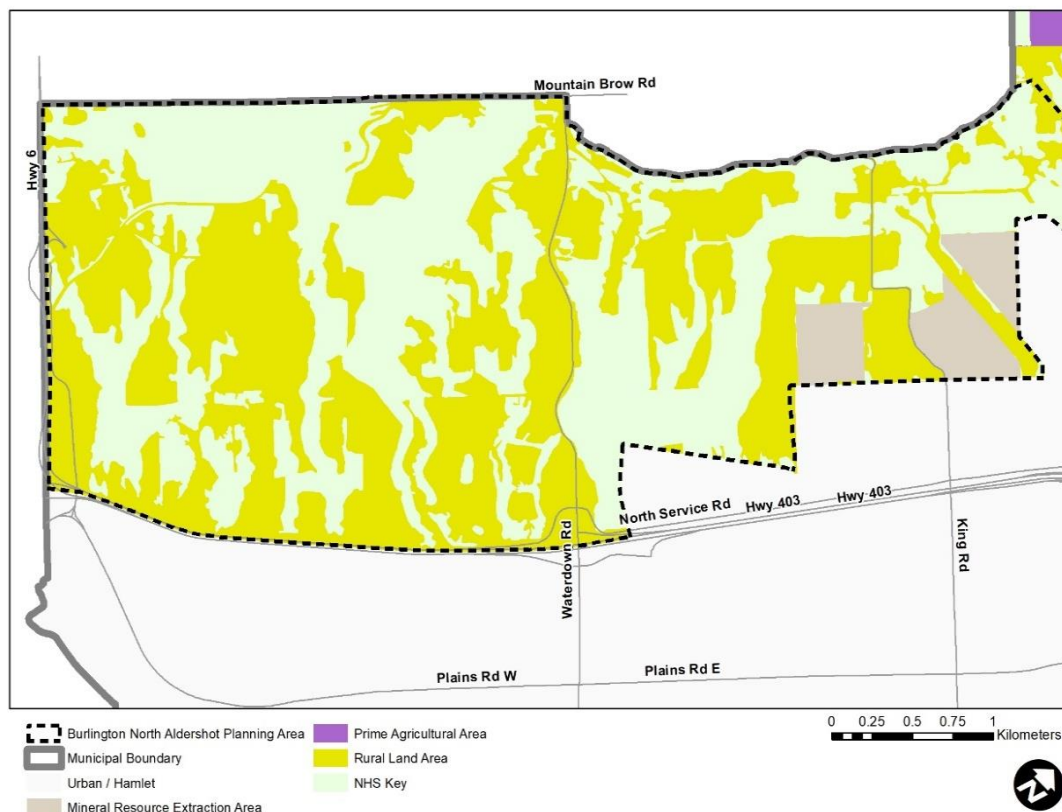
- Updates to the 2009 Regional Natural Heritage System mapping and refinements process
- Growth Plan, 2019 requirement to incorporate the Growth Plan Natural Heritage System in mapping and policy



Rural and Agricultural System

North Aldershot Review

- Implementation of a Rural and Agricultural System
- Increased Provincial emphasis on protection of agricultural uses
- Given Provincial Policy and environmental constraints, consideration should be given to identifying appropriate future land in the North Aldershot area.



Allocation of Growth and Servicing North Aldershot Review

- Growth Plan Land Needs Assessment and settlement area expansion policies
- Servicing and infrastructure feasibility
- Financial impact



Concluding Comments

Phase 2 Discussion Papers

- The intent of the Discussion Papers is to inform a fulsome and robust discussion on issues and options, there are no predetermined conclusions.
- The Discussion Papers are intended to facilitate the exploration of ideas in the context of broad public engagement, where all relevant options are explored.
- Regional staff are currently engaging with members of the public, stakeholders, and partner agencies to gain input on ideas and options outlined in the Discussion Papers.
- For more information please visit www.halton.ca/ropr and attend upcoming PICs that will be announced soon.

Thank you

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