

Subject: Official Plan Review: Phase One Work Plan

Department: Infrastructure Services

Division: Planning

Report #: IS-PL-2020-001

Meeting Date: January 13, 2020

Orangeville Forward – Strategic Plan

Priority Area: Sustainable Infrastructure

Objective: Plan for Growth

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities

Recommendations

For the information of Council.

Background

The Planning Act requires municipalities to periodically update their Official Plans (OP) to ensure they maintain alignment with provincial policy direction and continue to effectively implement evolving local planning interests. The Town commenced its latest review of its OP in the spring of 2015. Following the completion of supporting land needs assessment studies, the process was put on hold, primarily due to changes made by the province to prevailing provincial plan framework (i.e. Growth Plan) that occurred through 2016-2017.

In early 2019, Planning Division staff brought an information report to Council (Report No. IS-PL-2019-003) that provided a recap of the OP review process up until the point where project was halted in 2017. The work included the completion of a Land Needs Assessment and Commercial Market Analysis and Economic Recommendation studies,

as well as various consultation and engagement exercises with the public, agencies and key stakeholders. There were also recent changes to the provincial Growth Plan and other planning legislation that have occurred since the OP review project was halted and the reactivation of this exercise must take these changes into consideration.

A key dilemma for reigniting the Town's OP review exercise has been the changes to the province's "Places to Grow, Growth Plan for the Greater Golden Horseshoe" in 2017 (and more recently in the summer of 2019). This key change to provincial planning policy required the County of Dufferin to bring their OP into conformity with the new Growth Plan, which must be completed within five (5) years of the new Plan coming into effect. A key element of this County OP conformity exercise would be to take the new growth allocation framework of the updated provincial growth plan and implement this through a County wide growth management policy regime and allocation approach for its lower-tier municipalities (including the Town of Orangeville). The County endeavours to complete its OP conformity exercise by 2022, through a "municipal comprehensive review" process that would follow a detailed work plan. Once completed, with the County's updated OP framework coming into full effect, lower-tier municipalities would then have one (1) year thereafter to bring their municipal Official Plans into conformity with the updated County OP.

Due to the County OP review process being initiated and the pending new growth allocation framework that would follow, it would be impractical for the Town to either: 1) continue to hold-off entirely on resuming its OP review exercise until the County has completed its OP update process (to then be implemented by the Town); or 2) carry-forward with the Town's OP review process as-is, based on the work that had been done to-date (i.e. 2016 land needs analysis), knowing that this would be immediately superseded by the provincial and County policy framework and need to be re-updated. Therefore, the Town's OP review exercise will be split into two phases, with the first phase proceeding imminently, focusing on updates to non-growth management and land use-related aspects of the OP, similar to a housekeeping review and update. The second phase would then focus on the growth management and land use allocation aspects of the OP. Phase two would be initiated at a later point when the County has its OP review process well underway, with corresponding growth management updates at the County level being better understood.

Analysis

Since the last update to Council in early 2019, Planning Division staff have initiated a background analysis of the various changes to provincial planning policy and legislation and how this relates to the Town's current OP policy. This is being done as part of the first phase of the OP review to determine where any new or updated provincial policy and legislation are either:

- i) still consistently reflected by current Town OP policy, with no update needed;
- ii) somewhat reflected by current OP policy, but modification, including additional and/or revised policy direction would be beneficial; or
- iii) not captured, or conflicted by current OP policy, with new or amended policies needed for consistency.

The background analysis part of phase one categorizes the non-growth management and land use policy aspects of the OP into five (5) key areas with sub-themes for review as follows:

Housing	Community Character	Services	Healthy Environment	Managing Change
Types and Tenure Second units Ageing Population	Heritage Urban Design Community Culture	Active Transportation Roads and Mobility Servicing Capacity Stormwater Management	Healthy Developments Source Water Protection Parks and Recreation Sustainability Natural Heritage	Preamble Content Interpretation Implementation Tools

For municipally initiated official plan review updates, the Planning Act prescribes certain consultation requirements that are slightly more extensive than the consultation required for a typical official plan amendment application process. Staff have developed a work plan to complete the first phase of the OP review in accordance with these consultation requirements of the Act. The following presents a summary of the key milestone segments of the work plan.

1. **Work plan report** – January 13, 2020
2. **Background review** – Completed by late March 2020
3. **Special meeting of Council** – April 6, 2020
Section 26(3) of the Planning Act requires Council to hold a special meeting to discuss the revisions that may be required to the OP. This meeting is to be open to the public to share information with the community about the proposed OP review and to obtain feedback. A draft background report document will be presented at this meeting for consideration, which will contain a summary of the review undertaken with the current OP as described above and will highlight those areas of the plan where updates are needed.
4. **Draft OP policy updates** – March to April 2020
5. **Formal circulation to departments and agencies** – April to June 2020
Section 17(15) of the Planning Act requires consultation with approval authority and prescribed public agencies. The background report and draft proposed OP policy amendments will be circulated to internal departments and external public agencies for review and comment.
6. **Statutory public open house** – May 25, 2020
Section 17(16) of the Planning Act requires at least one (1) public open house to be held to provide an opportunity for the public to review the background information and proposed amendments and ask questions about the OP review and update.
7. **Revisions to draft OP policy updates** – May to June 2020
The draft OP policy updates will be reviewed and modified as necessary, taking into consideration the comments and feedback received through the public consultation and agency & department circulation.

8. **Statutory public meeting** – July 13, 2020
Section 17 (15) of the Planning Act requires at least one public meeting to be held to present the proposed OP update to the public and provide an opportunity for comment.
9. **Updated OP policy adoption recommendation to Council** – August 10, 2020
The proposed draft OP policy updates will be finalized, taking into account the feedback received through the consultation process and presented to Council for adoption.
10. **Adopted OP policy updates to County of Dufferin for approval** – Fall, 2020
Subsections 17(2) of the Planning Act states that upper-tier municipalities (i.e. Counties, Regions) are the approval authority for official plans and plan amendments of their lower-tier municipalities. The Planning Act also enables upper-tier municipalities to exempt their lower-tier municipalities from the requirements of obtaining upper-tier approval for municipal official plan amendments. The Town of Orangeville has been delegated the authority from the County to approve amendments to its OP, except for amendments related to certain matters such as a municipal official plan review and update exercise, which must be referred to the County for final approval.

A more detailed illustration of the project work plan and timelines provided in Attachment No. 1.

The timeframes associated with the work plan described above may be aggressive, given the context of the phase one OP review work being undertaken internally by Planning Division staff. However, staff feel these timelines are prudent, given housekeeping-update nature of this phase of the OP review and since this exercise has been underway since 2015. It should be noted that the timelines described above and as indicated in Attachment No. 1 are subject to change, depending on the input received through consultation process with the public, agencies and Council, which may impact the scope of the OP policy updates.

Financial Impact

There are no immediate financial impacts associated with this report.

Respectfully submitted
Douglas G. Jones, M.E.Sc., P. Eng.
General Manager, Infrastructure Services

Prepared by
Brandon Ward, MCIP, RPP
Manager, Planning, Infrastructure Services

Attachments:

1. Official Plan Review Phase One Work Plan

