

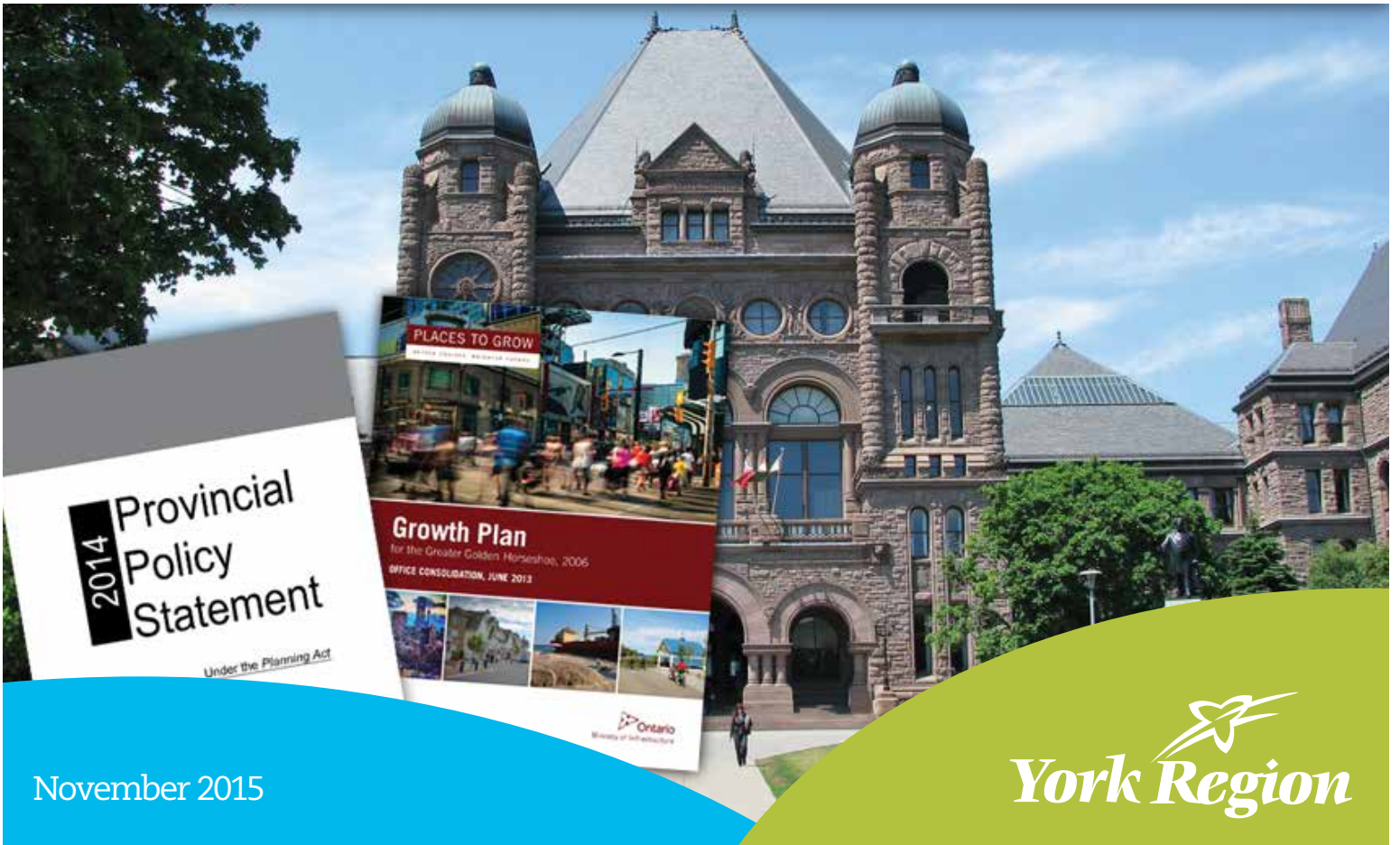


York Region



2041 Preferred Growth Scenario

Consistency and Conformity with Provincial Policy



November 2015

York Region



1.0 SUMMARY

Below are the highlights from the Consistency and Conformity with Provincial Policy report, which is based on York Region's preferred growth scenario. This report is the fifth in a series of attachment reports that bring forward supporting background material for the preferred growth scenario.

The preferred growth scenario is to be used as the basis for further discussion and refinement leading to a recommended scenario being presented to Council in the spring of 2016.

The Attachment reports in this series are:

1. 2041 Draft Growth Scenario Evaluation (Attachment 1)
2. York Region 2041 Population and Employment Forecasts (Attachment 2)
3. York Region 2041 Intensification Strategy (Attachment 3)
4. York Region Land Budget (Attachment 4)
5. Consistency and Conformity with Provincial Policy (Attachment 5)
6. Phase 2 Consultation Update (Attachment 6)

All six attachment reports are to be considered at the Committee of the Whole meeting on November 5, 2015 and should be read in the order in which they are listed above.

1.1 Highlights

- The *Ontario Planning Act* requires that all municipal council decisions be consistent with the *Provincial Policy Statement 2014 (PPS 2014)* and shall conform with all Provincial Plans that are in effect.
- The York Region 2041 Preferred Growth Scenario and all Attachment Reports have been undertaken with the above-noted Provincial policy direction.
- The York Region Preferred Growth Scenario is consistent with all policies in the *PPS 2014*.
- The Preferred Growth Scenario is consistent with Amendment 2 to the *Growth Plan*.
- The York Region MCR and five year Official Plan Review conforms with other Provincial Plans in effect including the *Greenbelt Plan*, the *Oak Ridges Moraine Conservation Plan*, and the *Lake Simcoe Protection Plan*.
- The key planning goals, objectives and planning policy framework set out in the YROP-2010 continue to implement Provincial policies, represent good planning and are in the public interest.

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2.0 PURPOSE

The purpose of this report is to illustrate how the Preferred Growth Scenario is consistent and conforms with the policies of the *Provincial Policy Statement, 2014* and the *Growth Plan for the Greater Golden Horseshoe (Growth Plan)*, as well as other Provincial Plans.

3.0 BACKGROUND

The *Ontario Planning Act* requires that all municipal council decisions be consistent with the *Provincial Policy Statement 2014 (PPS 2014)* and shall conform with all Provincial Plans that are in effect. The *Planning Act* also requires that municipalities review their Official Plan at least once every five years to determine whether any revision is required.

Moreover, the *Planning Act* also requires that all municipal council decisions conform with matters of provincial policy interest set out under Section 2.

The majority of the York Region Official Plan 2010 (YROP-2010) was approved and in effect prior to April 1, 2014. At the time of approval, the YROP-2010 had to be consistent with the *Provincial Policy Statement 2005* which was legally in effect at that time. The Ontario Municipal Board found that the YROP-2010 and ROPA 3 (Markham) were consistent with the *PPS, 2005* and conformed to the *Growth Plan*, subject to modifications.

On April 30, 2014 a revised *PPS 2014* was issued under authority of Section 3 of the *Planning Act* and as such the York Region Municipal Comprehensive Review (MCR) and Five Year Official Plan Review must be consistent with this new policy statement.

In June 2013, the Province issued Amendment 2 to the *Growth Plan*. In brief terms, this Amendment provides updated population and employment forecasts for 2031 and introduces new population and employment forecasts for 2036 and 2041 for municipalities in the Greater Golden Horseshoe (GGH), including York Region. The YROP-2010 must be brought into conformity with Amendment 2 by June 17, 2018.

The above noted Provincial documents also require that the York Region MCR and Five Year Official Plan Review must conform with other Provincial Plans in effect including the *Greenbelt Plan*, the *Oak Ridges Moraine Conservation Plan* and the *Lake Simcoe Protection Plan*.

The *PPS 2014* provides direction for interpreting and implementing provincial plans and policies as follows: “*The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS 2014 supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas. The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies*

are to be applied in each situation. Provincial plans, such as the Greenbelt Plan and the Growth Plan build upon the policy foundation provided by the PPS. Provincial plans are to be read in conjunction with PPS.”

The York Region 2041 Preferred Growth Scenario and all Attachment Reports, which provide the comprehensive, detailed supporting analysis, have been undertaken with the above-noted Provincial policy direction. All of the Attachment Reports must be read in conjunction with the report entitled “York Region 2041 Preferred Growth Scenario”.

The York Region 2041 Preferred Growth Scenario has considered all of the policies contained in the *PPS 2014*. While the *PPS 2014* updated and fine-tuned the *PPS 2005*, the essential matters of provincial interest related to land use planning and development did not change. As such, the key planning goals, objectives and planning policy framework set out in the YROP–2010 continue to implement Provincial policies, represent good planning and are in the public interest.

4.0 PROVINCIAL POLICY STATEMENT, 2014

The Preferred Growth Scenario, including the proposed urban expansion, is consistent with the general policy framework of the *PPS 2014*

As indicated above, the *PPS 2014* provides direction on land use matters that are of Provincial interest. There are no new Provincial policies that would require significant change to the policy direction of the YROP–2010. Furthermore, within York Region it is noted that there is significant overlap between the requirements of the *PPS 2014* and the overarching Provincial *Growth Plan* and other Plans.

The Growth Scenario Evaluation Matrix (Appendix A to Attachment 1: 2041 Draft Growth Scenario Evaluation) has been prepared to evaluate the YROP–2010 goals and objectives and the Vision 2051 Goal Areas in the context of the *PPS 2014* and the *Growth Plan*. It is noted that this is a high level examination of the regional planning lens and its relationship to Provincial policy. All of the MCR work undertaken by York Region continues to support the *PPS 2014* as implemented by existing policies in the YROP–2010 as well as refinements to the Plan that will be brought forward in a draft Regional Official Plan Amendment in the spring of 2016.

The Preferred Growth Scenario is consistent with the fundamental guiding principles contained in the *PPS 2014*. The following macro policy areas have been highlighted and have been addressed by the Preferred Growth Scenario including the proposed urban expansion areas. Other policies in the *PPS 2014* are not highlighted as they do not necessarily apply or are overlapping policies that are already covered or they can be addressed at the micro level of planning.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

- continue to promote efficient development and land use patterns, which sustain the financial well-being of the Province and municipalities over the long term (1.1.1 a);
- accommodate an appropriate range and mix of residential, employment and other land uses to meet long-term needs (1.1.1b);
- avoid development and land use patterns which may cause environmental or public health or safety concerns (1.1.1c);
- avoid development and land use patterns that would prevent the efficient expansion of settlement areas (1.1.1d);
- promote cost-effective development patterns and standards to minimize land consumption and servicing costs (1.1.1e);
- ensure necessary infrastructure (1.1.1g);
- promote development and land use patterns that conserve biodiversity and consider the impacts of a changing climate (1.1.1h);
- provide sufficient land to accommodate an appropriate range and mix of land uses to meet projected needs for up to 20 years (1.1.2);
- provide sufficient land and opportunities within settlement areas for redevelopment, intensification and designated growth areas (1.1.2);
- plan for infrastructure and public service facilities beyond 20 years (1.1.2);

All of the key policies under section 1.1.1 and 1.1.2 have been considered as part of the MCR to ensure that healthy, livable and safe communities are sustained. The Preferred Growth Scenario, as well as the proposed urban expansion areas, is based on key principles that implement all of the above policies as well as the YROP–2010. These principles and the analysis are summarized in Attachment 1: 2041 Draft Growth Scenario Evaluation and Attachment 4: York Region Land Budget.

- provide for transit-supportive development (1.1.3.2);
- identify appropriate locations and promote opportunities for intensification (1.1.1.3);
- provide for minimum targets for intensification (1.1.3.5);
- provide for new development in designated growth areas adjacent to the existing built up areas and have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (1.1.3.6).

- provide targets for intensification and redevelopment prior to or concurrent with new development in designated greenfield areas (1.1.3.7a);
- provide for the orderly progression of development within designated growth areas and the timely provision of infrastructure and public service facilities to meet current and projected needs (1.1.3.7b);
- provide for the expansion of a settlement area as part of a municipal comprehensive review (1.1.3.8);
- demonstrate the need for the expansion (1.1.3.8a);
- demonstrate the required infrastructure, financial viability and protect public health and safety and the natural environment (1.1.3.8b);
- limit impacts on prime agricultural land and specialty crop areas (1.1.3.8c)

All of the Settlement Area policies in Section 1.1.3 are addressed in the background Attachment Reports to the Preferred Growth Scenario. In particular, the targets for intensification are set out in Attachment 3: York Region 2041 Intensification Strategy that builds upon the YROP–2010 Principles of Intensification and the Regional Intensification Matrix which together provide a long-term framework to create a new generation of sustainable and high quality compact development focused on Centres and Corridors served by rapid transit. The need for and the locations for the proposed urban expansion areas as part of the MCR is described more fully in Attachment 4: York Region Land Budget.

Section 1.2 Co-ordination

- identifies, co-ordinates and allocates population, housing, and employment projections for lower-tier municipalities based on Amendment No. 2 to the *Growth Plan* (1.2.4a);
- identifies where growth or development will be directed, including the identification of nodes and corridors linking these nodes (1.2.4b);
- identifies targets for intensification and redevelopment within all of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas (1.2.4c);
- identifies density targets for areas adjacent to transit corridors and minimum targets that should be met before expansion of the boundaries of settlement areas (1.2.4d).

As the upper-tier municipality, York Region has coordinated, integrated and provided a comprehensive approach to planning as part of the MCR and coordinated discussion and review of the YROP–2010 with the local municipalities. A summary of the public and agency consultation is summarized in Attachment 6: Phase 2 Consultation Update. Furthermore, the YROP–2010 has been used as the basis of consideration of alternative growth scenarios that already address all of the above-noted policies. The

Preferred Growth Scenario continues to build on these key planning principles and implements the *PPS 2014* requirements in terms of how and where future growth should be directed. In particular, the Centres and Corridors policies of the YROP–2010 continue to be implemented through the Preferred Growth Scenario. Attachments 1-4 provide further details and analysis.

Section 1.3 Employment

- promotes economic development and competitiveness (1.3.1);
- provides for an appropriate mix and range of employment uses (1.3.1a);
- provides opportunities for a diversified economic base and a range and choice of suitable sites for employment uses (1.3.1b);
- encourages compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities (1.3.1c);
- plans and protects for employment uses (1.3.2.1);
- plans for protecting employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations (1.3.2.3);
- plans for employment lands beyond 20 years to the year 2041 (1.3.2.4).

Attachment 2: York Region 2041 Population and Employment Forecasts and Attachment 4: York Region Land Budget provide an in-depth analysis of what type of future employment is required and generally where it should be located. Key principles include building upon or expanding existing employment areas, selecting areas adjacent to existing or planned infrastructure, 400 series highways, and major goods movement facilities. The Land Budget plans for an appropriate amount of employment lands in accordance with Schedule 3 of Amendment No. 2 of the *Growth Plan*. An Employment Trends Study was completed by York Region in October 2015 and was used as input into the Regional Land Budget. Regional staff has also consulted with local municipalities and stakeholders on Regional approaches to protecting employment lands including the potential introduction of a Regional Official Plan designation and only permitting conversion at the time of a Regional MCR.

Section 1.4 Housing

- provides for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market areas (1.4.1);
- provides for residential growth for a minimum of 10 years through residential intensification and on designated lands (1.4.1a);
- provides for a 3 year supply of land with servicing capacity to facilitate residential intensification and land in draft approved and registered plans (1.4.1b);

- provides for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area (1.4.3);
- establishing minimum targets for affordable housing (1.4.3a);
- promoting densities for new housing which efficiently use land, resources, infrastructure, public service facilities, and supports active transportation and transit (1.4.3d).

Attachment 2: York Region 2041 Population and Employment Forecasts and Attachment 4: York Region Land Budget provides a comprehensive analysis of all of the above policy requirements to ensure an appropriate and adequate supply of housing to 2041.

Section 1.6 Infrastructure

- plans for infrastructure in a coordinated manner and integrated with land use planning (1.6.1);
- plans for sewage and water services (1.6.6);
- plans for transportation systems to meet projected needs (1.6.7).

In addition to the MCR, York Region is also conducting updates to the Transportation Master Plan including transit and the Water and Wastewater Master Plan as well as financial considerations. The Preferred Growth Scenario has taken all of these updates into consideration and is planning comprehensively for required infrastructure to 2041 and beyond.

Section 2.0 Wise Use and Management of Resources

- protect natural features and areas in the long term (2.1);
- protect, improve or restore the quality and quantity of water by planning on a watershed basis and minimizing negative impacts (2.2);
- protect prime agricultural land for long-term agricultural use (2.3);
- protect for mineral aggregate uses for the long-term (2.5).

Section 3.0 Protecting Health and Safety

- protect natural hazard lands (3.1).

All of the policies of Sections 2 and 3 have been reviewed. The key policies that have application at a regional scale of review are noted above. The proposed urban expansion areas do not significantly impact or cause issues with any of these identified

features or areas. Further assessment of these features can occur at the micro level as part of subsequent phases of approval through the normal planning processes.

In summary, the Region's growth management work as part of the overall Municipal Comprehensive Review is and supported by Attachment Reports 1-4 meet the above-noted policy tests. The specific application of policies contained within the *PPS 2014* is addressed in more specific terms in these various Attachment Reports.

5.0 GROWTH PLAN

The Preferred Growth Scenario, including the proposed urban expansion, conforms with the Provincial *Growth Plan*

The Preferred Growth Scenario including the proposed urban expansion has taken into account all of the policies contained in the *Growth Plan*. At the highest level, the Preferred Growth Scenario conforms with the following key requirements in the Provincial *Growth Plan*:

- Conformity with the population and employment forecasts in Schedule 3 of the *Growth Plan*.

It is intended that a revised schedule be adopted that would replace the existing Table 1 in the YROP–2010 as required by Amendment No. 2 to the *Growth Plan*. The revised Table 1 would assign a revised population and employment forecast for each of the local municipalities in York Region. Attachments 2, 3, and 4 provide more detailed rationale for the distribution of population and employment throughout the Region. It is recommended that the revised Table 1 would be implemented through a comprehensive amendment to the YROP–2010 in 2016.

- Achievement of minimum 40% intensification within the built-up area by 2015 and each year thereafter (General Intensification Policy 2.2.3.1).

One of the key recommendations of the Preferred Growth Scenario is to adopt an intensification target of 45%. This target is greater than the minimum provided for in Policy 2.2.3.1 and is based on numerous planning factors including intensification targets, existing housing market trends, Regional and Provincial investment in transit infrastructure, existing planning approvals by local municipalities, the land budget, market demand among others. The approval of a higher intensification target requires proposed urban expansions to the settlement boundaries to accommodate a greater percentage of ground-related housing to accommodate a mix and range of housing types.

- Achievement of a minimum density of 50 people and jobs per developable hectare in the Designated Greenfield Area (Designated Greenfield Policy 2.2.7.2).

It is noted that the planned density target for new development be a minimum 70 people and jobs per hectare in new complete communities within the proposed urban expansion areas. This density is consistent with that required by the Region for new expansion areas as part of YROP–2010. As detailed in Attachment 4: York Region Land Budget, the 2041 York Region Designated Greenfield Density is 52 people and jobs per ha, slightly above the *Growth Plan* target.

- The Region’s four Urban Growth Centres located in Markham, Vaughan, Richmond Hill and Newmarket must be planned to achieve a minimum density of 200 people and jobs per hectare (Urban Growth Centres Policy 2.2.4.5.b).

The Preferred Growth Scenario continues to support the four Urban Growth Centres (classified as Regional Centres in the YROP–2010). No new Regional Centres are planned as part of this Municipal Comprehensive Review.

Additional technical details on how the preferred growth scenario meets these *Growth Plan* requirements are provided in Attachment Reports 1 through 4.

The proposed Urban Expansion conforms with section 2.2.8 of the *Growth Plan*

Proposed urban expansions are required to meet Section 2.2.8 of the *Growth Plan* as follows:

2.2.8 Settlement Area Boundary Expansions

2. “A settlement area boundary expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that:
 - a) *sufficient opportunities to accommodate forecasted growth contained in Schedule 3, through intensification and in designated greenfield areas, using the intensification target and density targets, are not available:*
 - i. *within the regional market area, as determined by the upper- or single tier municipality; and,*
 - ii. *within the applicable lower-tier municipality to accommodate the growth allocated to the municipality pursuant to this plan*

The Preferred Growth Scenario is a product of the Municipal Comprehensive Review initiated by the Region in response to Amendment No. 2 requirements of the *Growth Plan* and generally as part of its Five Year Review of the YROP–2010. As such, the proposed urban expansions meet the general requirement for an MCR process as required by the *Growth Plan*.

The preferred growth scenario addresses the revised Schedule 3 as set out in Amendment No. 2 of the *Growth Plan* and therefore conforms. The recommended intensification target of 45% is greater than the requirement of 40% as set out in the

Growth Plan. The Region is promoting a higher target of intensification in order to support the Centres and Corridors policies of the YROP–2010, and the Urban Growth Centres policy of the *Growth Plan*. Therefore, the Preferred Growth Scenario is proactive in trying to reduce the potential amount of new urban expansion areas and to promote greater intensification and transit-supportive development.

- b) *the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in Policy 2.2.8.2(a)*

The Preferred Growth Scenario sets out land requirements for both 2036 and 2041 timeframes in order to address the requirements of Amendment No. 2 of the *Growth Plan*. This work is detailed in Attachment 4: York Region Land Budget and is based on a comprehensive analysis of urban expansion options. The decision to show the proposed urban expansion areas for the 2041 scenario at this time is of Regional importance in order to provide for long-term planning of municipal services, transportation and transit, other municipal infrastructure, and to provide direction to the local municipalities. Staff are recommending that the proposed urban expansion amendment to the YROP-2010 be based on the 2041 planning horizon.

- c) *the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets, and the other policies of this Plan*

York Region will be carefully monitoring the achievement of the intensification and density targets, particularly within its Centres and Corridors, in order to properly phase development within its designated greenfield areas. In addition, the Region is reviewing applications for conversions of employment lands and the reductions of densities in some areas in order to maintain its intensification and density targets.

- d) *where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans*

The Preferred Growth Scenario meets all of the requirements of these other Provincial Plans and no urban expansion is proposed within any of these provincially protected lands.

- e) *the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner*

York Region's Finance Department has actively participated in the MCR and the selection of the Preferred Growth Scenario. In addition, other Regional Departments are preparing an updated Water and Wastewater Master Plan and Transportation Master Plan. All of these updates have been comprehensively assessed as part of the MCR. A

more detailed fiscal analysis will be undertaken on the recommended growth scenario once the Master Plan work has been completed.

- f) *in prime agricultural areas:*
 - i. *the lands do not comprise specialty crop areas*
 - ii. *there are no reasonable alternatives that avoid prime agricultural areas*
 - iii. *there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas*

The Region has retained Planscape in order to study the protection of prime agricultural land and specialty crop areas. The protection of agricultural land as set out in the *PPS 2014*, the *Growth Plan* and the YROP–2010 continues to be a high priority for York Region. As such, the selection of the proposed urban expansion areas has been undertaken in order to continue to conform with the above-noted policy. Additional analysis on this issue is contained in Attachment 4: York Region Land Budget.

- g) *impacts from expanding settlement areas on agricultural operations, which are adjacent or close to the settlement areas are mitigated to the extent feasible*

The geographic locations proposed for urban expansion provide for complete communities in accordance with other policies of the *Growth Plan*. To the degree possible, locations have been selected that minimize any impacts on agricultural operations. Additionally, the Region has advocated for transition policies within the Greenbelt Plan and is also considering adding agriculture/urban transition policies into the YROP-2010. All of the proposed urban expansion areas have been assessed by Planscape as well as being discussed with the planning staff of the local municipalities who have not raised any concerns.

- h) *in determining the most appropriate location for expansions to the boundaries of settlement areas, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS, 2005 are applied.*

All of the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protection Public Health and Safety) have been reviewed. The key policies that have application at this scale of review relate to:

- 2.1 – protection of natural heritage features and areas
- 2.2 – protection, improvement and restoration of the quality and quantity of water
- 2.3 – protection of agricultural areas
- 2.5 – protection of mineral aggregates
- 3.1 – development being directed away from natural hazards

The proposed urban expansion areas do not significantly impact or cause issues with any of these identified features or areas. Further assessment of these features can

occur at the micro level as part of subsequent phases of approval through the normal planning processes.

In summary, Attachment 4: York Region Land Budget analysis prepared by the Region demonstrates that in addition to meeting, and in fact, exceeding the *Growth Plan* minimum standards for intensification and density, there is a shortfall of urban designated land to meet the 2041 planning forecasts. This shortfall results in the need for proposed urban expansions as set out in Appendix I to Attachment 4: York Region Land Budget.

The Region has conducted an extensive analysis of the available 'whitebelt' to determine the most appropriate locations for expansions to settlement boundaries. This analysis has considered all of the policies in Section 2.2.8, in addition to other policies of the *Growth Plan*. Furthermore, numerous other planning principles and site-specific conditions have been reviewed as set out in Attachment 4: York Region Land Budget.

6.0 OTHER PROVINCIAL PLANS

The Preferred Growth Scenario, including the proposed urban expansion, conform with the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan

The Preferred Growth Scenario resulting from the Municipal Comprehensive Review does not recommend a future growth management strategy that would impact or conflict with the Provincial policies contained in either the *Greenbelt Plan* or the *Oak Ridges Moraine Conservation Plan*. None of the lands within the proposed urban expansion areas are subject to the *Greenbelt Plan* or the *Oak Ridges Moraine Conservation Plan*.

The recommended Preferred Growth Scenario will continue to protect both the *Greenbelt Plan* and the *Oak Ridges Moraine Conservation Plan*. Furthermore, the Preferred Growth Scenario and proposed urban expansion lands will continue to maintain a strong, linked natural heritage system that is in conformity with both Provincial plans.

The Preferred Growth Scenario including, the proposed urban expansion conforms, with the Lake Simcoe Protection Plan

The Preferred Growth Scenario that results from the Municipal Comprehensive Review does not recommend a future growth management strategy that would impact or change the Provincial policies contained in the *Lake Simcoe Protection Plan (LSPP)*. The Regional urban expansion lands in East Gwillimbury (Appendix I to Attachment 4: York Region Land Budget) are impacted by the *LSPP*. Additional considerations in the *LSPP* will be dealt with by Environmental Services and Planning staff through the regular planning process.

7.0 CONCLUSION

The *Ontario Planning Act* requires that all municipal council decisions be consistent with the *Provincial Policy Statement 2014* and shall conform with all Provincial Plans that are in effect. The *Planning Act* also requires that municipalities review their Official Plan at least once every five years to determine whether any revision is required.

The York Region 2041 Preferred Growth Scenario and all Attachment Reports have been undertaken with the above-noted Provincial policy direction. The following conclusions can be made with respect to consistency and conformity with provincial policy:

- The York Region Preferred Growth Scenario is consistent with all policies in the *PPS 2014*.
- The Preferred Growth Scenario is consistent with Amendment 2 to the *Growth Plan*.
- The York Region MCR and five year Official Plan Review conforms with other Provincial Plans in effect including the *Greenbelt Plan*, the *Oak Ridges Moraine Conservation Plan*, and the *Lake Simcoe Protection Plan*.
- The key planning goals, objectives and planning policy framework set out in the YROP-2010 continue to implement Provincial policies, represent good planning and are in the public interest.