

Overview of New Draft Provincial Planning Statement (PPS) and Bill 97

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Committee of the Whole Meeting

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Legislative Changes Overview

- Province has been making a number of legislative changes to help achieve goal of 1.5 million new homes by 2031
- Upon adoption of Bill 23 (Fall 2022), Province began review of Provincial Policy Statement (PPS) and Growth Plan for the GGH
- On April 6, 2023: Province released draft Provincial Planning Statement to replace existing PPS and Growth Plan
- Also on April 6, 2023: *Bill 97, the Helping Homebuyers, Protecting Tenants Act* received first reading in legislature
- This presentation focuses on new PPS and its potential impacts

Draft PPS Overview

- Comments being received until June 5, 2023
- A Province-wide planning framework
- Policies grouped under 5 pillars:
 - Generating an appropriate housing supply
 - Making land available for development
 - Providing infrastructure to support development
 - Balancing housing with resources
 - Implementation
- Goal to increase Ontario's housing supply by streamlining policies, granting greater authority to municipalities and providing flexibility to create more housing

Draft PPS – Housing/Growth/Settlements

Proposed

- Removes population and employment forecasts to 2051
- Greater flexibility for new or expanded settlement areas
- Removes definition of 'affordable housing'
- Expanded definition of 'housing options'
- Municipalities must plan for 25+ years at each Official Plan update

Potential Impacts

- Increased development pressures
- May result in more appeals to Ontario Land Tribunal (OLT)
- Growth forecasts will be a municipal responsibility

Draft PPS – Density/Intensification Targets

Proposed

- Growth Plan density targets would be removed and established locally
- 'Large and fast-growing municipalities' (CKL is not defined as one) 'should' plan for 50 residents and jobs per hectares and direct growth to designated 'Strategic Growth Areas'

Potential Impacts

- Increased development pressures, especially outside settlement areas
- Likely to result in more sprawl and inefficient growth
- Local density and growth targets will likely be difficult to implement

Draft PPS – Rural and Agricultural Areas

Proposed

- Removes Provincial Agricultural System and Natural Heritage System mapping (updates to natural heritage policies still being considered)
- Flexibility for development in rural areas, including residential lot creation on private services; and severances for additional residential units (when accessory to farming operation) in prime agricultural areas

Potential Impacts

- Increased development pressures, especially outside settlement areas
- More housing options in rural areas
- Likely more difficult to protect agricultural land and natural areas from development

Draft PPS – Employment Areas / Schools

Proposed

- Revises definition of 'employment area' to exclude institutional and commercial uses, with protections for industrial, manufacturing and warehousing
- Restrictions on employment area conversions removed, may occur at any time
- Schools encouraged to be integrated into multi-use developments

Potential Impacts

- Will likely limit the types of uses that locate in employment areas
- May result in loss of employment lands to residential uses

Bill 97 Overview

- *Helping Homebuyers, Protecting Tenants Act, 2023*
- Rental replacement – Minister will prescribe regulations
- Site Plan Control – can only apply to developments less than 10 residential units when within 120m of shoreline or 300m of rail line
- Planning Act Fee Refunds – extended from Jan 1/23 to July 1/23
- Employment Area definition refined – as proposed in draft PPS
- Interim Control By-laws – may also be appealed at time of passing
- Residential Tenancies Act changes – additional rights to tenants regarding window AC units, termination for repairs/renovations and increasing maximum fines for landlord offences.

Draft Staff Comments - Overview

- Balancing growth: Ensure adequate consideration for the environment, natural resources, farmland, and cultural heritage.
- Municipal control: Support local decision-making and fiscal constraints in determining appropriate growth and servicing levels.
- Density and intensification targets: Empower municipalities to establish and enforce their own growth management strategies.
- Definition of affordable housing: Retain the current PPS definition tied to income thresholds to help ensure housing accessibility for all.
- Employment areas: Removing commercial and institutional uses from refined 'employment area' definition may limit economic growth.

Next Steps

- Submit comments before ERO posting closes on June 6, 2023
- Staff will continue to monitor changes in provincial legislation; City's Growth Management Study paused to await new PPS
- New PPS, once in effect, will need to be implemented in City's Official Plan; process anticipated to begin in Q4 2023

Thank you

Questions?