

Subject: Overview of the Proposed Provincial Planning Statement, April 2024

Staff Report No. DS-025-24

Commission: Development Services Commission

Date: June 5, 2024

Recommendation:

- 1) That Council receive Report No. DS-025-24 for information.

1. Purpose:

The purpose of this Report is to provide an overview of the Proposed Provincial Planning Statement (PPS), April 10, 2024, and the potential implications to the Town. The Proposed PPS is intended to replace and consolidate the current Provincial Policy Statement, 2020 (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020.

2. Executive Summary:

The Government of Ontario has released the draft version of Ontario’s primary land use management policy document, Provincial Planning Statement (PPS), 2024. This Report contains a review of the proposed provincial changes that would govern land use management which the Town is required to follow. Overall, the Draft PPS 2024 focuses on streamlining existing policies while providing municipalities and planning authorities greater flexibility, direction, authority, and encouragement for more housing in Ontario.

The PPS is a significant policy document that directs land-use planning for growth management while managing other areas such as natural resources, protecting the environment and agriculture, housing, employment, infrastructure, and public health and safety for Ontario. If approved by the Province, the Town will be required to ensure alignment with the policies and requirements in the new PPS 2024. This land use policy document would guide the Town in managing the future growth and the management of land, resources, and services.

Key policy themes include: encouraging a range of housing supply, better allocation of land and infrastructure for development, balancing housing development with municipal resources, and implementation.

3. Background:

On April 10, 2024, the Government of Ontario released an updated draft of the PPS 2024. The Draft PPS 2023 was released for public comments in April 2023 and further modified in June 2023. Staff provided Council with a memorandum regarding the Draft PPS 2023 on May 4, 2023, and submitted comments to the Province on May 15, 2023. The opportunity to provide comments for the Draft PPS 2024 closed on May 12, 2024. If enacted by the Province, the PPS 2024 would consolidate and replace the *Provincial Policy Statement, 2020* (the PPS 2020) and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*. There is a combination of entirely new policies and definitions that were not previously in the PPS 2020, and policies that were carried forward. There are also policies and definitions that were carried forward from the Growth Plan. Many of these policies and definitions received proposed modifications to align with the Provincial goal to increase housing.

For the purposes of section 3 of the *Planning Act*, the PPS 2024 is considered a policy statement which would apply to all decisions related to exercising planning authority on or after the effective date when it is determined. If approved, all municipal decisions including comments, submissions or advice impacted by planning matters, are required to be consistent with the PPS 2024 pursuant to subsections 3(5) and 3(6) of the *Planning Act*. The Draft PPS 2024, proposes land-use policy changes which focus on increasing housing supply through facilitating settlement growth, encouraging intensification and mixed-use, along with better allocation of lands and infrastructure. The PPS would also assist with the implementation of the Province's Housing Supply Action Plan, which has the goal of constructing 1.5 million new homes in Ontario by 2031.

4. Analysis:

This Section provides an overview of the key changes in the draft PPS, 2024 and potential implications on land use planning within the Town.

4.1 Chapter 1: Introduction

The Draft PPS 2024 proposes changes to the Vision statement which outline Provincial interests including more emphasis on supplying housing. Specifically, "providing a sufficient supply with the necessary range and mix of housing options will support a diverse and growing population and workforce, now, and for many years to come". Other land use related areas such as efficient development patterns, livable, strong, healthy, and resilient communities are not as promoted. The Vision statement provides a foundation for policy interpretation and to balance the interests for Ontario. Furthermore, the proposed changes to the Vision statement regarding the emphasis of housing is

relevant to the current challenges of ensuring a range and mix of housing options to meet present and future housing needs in the Town.

4.2 Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

The Draft PPS 2024 proposes policy 2.1.1 that planning authorities should use the Ministry of Finance 25-year growth projections to base population and employment growth forecasts with appropriate modifications if needed. For the purposes of land use planning, draft policy 2.1.2 will allow municipalities to continue forecasting growth using population and employment forecasts previously issued by the Province. Draft policy 2.1.3 outlines that when undergoing a new or update to an official plan, a time horizon of at least 20 years but not more than 30 years should be used. Planning authorities should ensure sufficient land availability to accommodate an appropriate range and mix of land uses to meet projected needs during the planning horizon. However, planning for *infrastructure, public service facilities, strategic growth areas and employment areas* may extend beyond the maximum time horizon of 30 years. This is a noteworthy change as the Draft PPS 2023 set a time horizon of 25 years with no upper limit and the Growth Plan provides for a planning horizon to the year 2051.

Proposed policy 2.1.3 is carried forward from the Draft PPS 2023, which adds that if a Minister's Zoning Order (MZO) is made, the resulting development potential should be considered in addition to the projected needs over the planning horizon established in the official plan. Consequently, a municipality will incorporate the additional growth into the official plan and associated infrastructure plans. Staff note that this may cause concern for the Town to plan and coordinate a range and mix of land uses and infrastructure while being able to accommodate potential approved growth from a MZO which is in addition to the forecasted growth.

The Draft PPS 2024 proposes removing the concept of "healthy, livable, and safe communities" as presented in the PPS 2020 with "planning authorities should support the achievement of complete communities". The PPS 2020 contained guidance for planning authorities for "avoiding development and land use patterns which may cause environmental or public health and safety concerns" and "promoting development patterns that conserve biodiversity" which are not proposed in this section of the Draft PPS 2024. However, there is promotion of "improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society" and "improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups".

Housing

Draft policy 2.2.1(a) proposes re-introducing the need for planning authorities to establish and apply minimum housing affordability targets for low to moderate income households as presented in the PPS 2020. This proposed policy also suggests requiring coordination with Service Managers for land use and housing planning to address the full range of

housing options including affordable housing. The mentioned coordination with Service Managers would allow the Town to expand partnerships to support delivering affordable housing to lower-moderate income groups. A noteworthy change is the Draft PPS 2024 re-introducing the low- and moderate-income household terms which the previous Draft PPS 2023 proposed removing.

The Draft PPS 2024 proposes to remove policies that “upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available” which is included in the PPS 2020. Proposed policy 2.2.1(b)2 directs planning authorities to continue to permit and facilitate the development and redevelopment of underutilized commercial and institutional sites for residential development. This draft policy specifically identifies shopping malls and plazas as areas of potential development and redevelopment regarding underutilized commercial and institutional sites. This section does promote introducing new housing options within previously developed areas, and redevelopment for an increase in residential units.

The Draft PPS 2024 does continue to promote transit-supportive, density, infill intensification that efficiently use land, resources infrastructure and public service facilities. The overarching goal to increase opportunities for housing through intensification and ensuring optimal land use would be beneficial to the Town. Furthermore, it is important to promote mixed use designations to ensure residents have access to shopping and personal services in the areas that they reside in for a complete community.

The Draft PPS 2024 proposes modifications to the definition of affordability regarding home ownership and rental housing. The Draft PPS 2024 proposes that the purchase price and rental rate should be based in the municipality, as opposed to the regional market area. The Province recently released the Affordable Housing Bulletin which provides a summary of affordable rental and homeownership unit rates for the Town. The Bulletin also outlines discounts and exemptions (development charges, community benefits charges, and parkland dedication) which aim to decrease development costs to encourage a greater supply of affordable and rental housing. The *Development Charges Act* will be amended and outlined discounts and exemptions regarding affordable housing will come into effect on June 1, 2024.

Affordable housing development related discounts and exemptions include:

- Non-profit housing developments would be exempt from development charges, community benefits charges and parkland dedication;
- Affordable and select attainable residential units would be exempt from development charges, and developments that include this type of housing are subject to reduced community benefits charges and parkland dedication (effective June 1, 2024);
- Purpose-built rental units would receive discounts on development charges of up to 25% for family-friendly units.

Table 1: Housing Bulletin Affordable Purchase Price Based on Housing Type for the Town

Housing Type	Affordable Purchase Price
Detached House	\$ 513,800
Semi-detached house	\$ 513,800
Row/Townhouse	\$ 513,800
Condo apartment	\$ 513,800

Table 2: Housing Bulletin Affordable Monthly Rental Rates Based on Rental Unit Type for the Town.

Rental Type	Affordable Monthly Rent
Bachelor unit	\$ 1,022
1 bedroom unit	\$ 1,511
2 bedroom unit	\$ 1,779
3+ bedroom unit	\$ 2,021

Settlement Areas and Settlement Area Boundary Expansions

Draft PPS 2024 policies 2.3.1.4 and 2.3.1.5 both encourage but, do not require planning authorities to establish minimum targets for *intensification* and *redevelopment and density* targets for *designated growth areas* (rather than *settlement areas*) with modification from the Draft PPS 2023. Additionally, draft policy 2.3.1.5 indicates that for *large and fast-growing municipalities*, this draft policy would also encourage but not require a density target of 50 residents and jobs per gross hectare in *designated growth areas* (rather than *settlement areas*). The Town is not included in the large and fast-growing municipalities category which may provide more flexibility in establishing minimum density and intensification targets to support a complete community. New draft policy 2.3.1.6 directs planning authorities to “establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities”.

The Draft PPS 2024 proposes permitting planning authorities to identify new *settlement areas* or allow a *settlement area* boundary expansion. Settlement area *boundary* identification and expansions could be allowed at any time which includes outside of the Municipal Comprehensive Review (MCR). Through Bill 185, upper-tier planning

authorities without planning responsibilities would no longer have approval authority over lower-tier municipalities' planning decisions. Lower-tier municipalities would now need to fulfill their own review and approval responsibilities, except in instances where the Province is the approval authority (i.e., New Official Plan). Proposed policy 2.3.2.2 specifies that planning authorities may only identify a new settlement area if there is available or *planned* infrastructure *and* public service facilities.

Planning authorities "shall consider" the following criteria when considering settlement area expansions:

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;
- c) whether the applicable lands comprise specialty crop areas;
- d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
- f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- g) the new or expanded settlement area provides for the phased progression of urban development.

The proposed policy to permit planning authorities to identify new *settlement areas* or allow *settlement area* boundary expansion could allow more flexibility regarding growth management decision making for the Town. However, possible new settlement areas would be limited as all the Town's remaining whitebelt lands (i.e., lands outside the Greenbelt Area) are now included within the Town's Urban Areas.

Strategic Growth Areas

Proposed policy 2.4.1.2 generally pertains to achieving complete communities through a range and mix of housing options, and intensification along with more mixed-use development within strategic growth areas. Moreover, proposed policy 2.4.1.4 in relation to *strategic growth areas*, outline that planning authorities should prioritize: planning and investment for infrastructure and public service facilities, identify the appropriate scale

and type of development and the transition of built form to adjacent areas, permit development and intensification to achieve complete communities and compact built form. This proposed policy contains noteworthy reference for planning authorities to consider student housing strategies and support redevelopment of commercially designated retail lands specifically, underutilized shopping malls and plazas to support mixed-use residential development.

The Draft PPS 2024 did not carry forward the proposed policy as in the Draft PPS 2023, which would have restricted the size reduction or change in the location of an urban growth centre identified in an official plan. This could have only been done through a new official plan or an official plan amendment adopted under section 26 of the *Planning Act*. Lastly, this draft also did not carry forward the requirement for *large* and *fast-growing municipalities* to identify and focus growth and employment in strategic growth areas. This would require identifying appropriate minimum density targets for each *strategic growth area*.

The proposed policies from this section align with the direction of the Town for strategic growth and achieving a complete community through encouraging a range of housing options, intensification, and mixed-use development along with planning for investment for infrastructure and public service facilities. The emphasis on the redevelopment of commercially designated retail lands could be a consideration to optimize land use in the Town.

Major Transit Station Areas

Draft section 2.4.2 suggests harnessing policies and minimum density targets from the Growth Plan for Major Transit Station Areas (MTSA's). The proposed policy places emphasis on transit-supportive, connections to major trip generators, and multimodal accessibility in conjunction to promoting development and intensification within MTSA's. This section also highlights infrastructure that can support active transportation, including sidewalks, bicycle lanes, and secure bicycle parking; and commuter pick-up/drop-off areas.

Draft policy 2.4.2.1 proposes modification from the previous draft that planning authorities in municipalities with MTSA's (not only large and fast-growing municipalities), to delineate the boundaries of MTSA's on higher order transit corridors. This delineation should be defined within a 500- to 800-metre radius of a transit station to maximize the number of potential transit users that are within walking distance of the station. This should also be done through a new official plan or official plan amendment adopted under section 26 of the *Planning Act*. This proposed policy was modified from the Draft PPS 2023.

Draft policy 2.4.2.2 also suggests applying mandatory minimum density targets within MTSA's on *higher order transit* corridors to all municipalities, as carried over from the Growth Plan:

- a) 200 residents and jobs combined per hectare for those that are served by subways;
- b) 160 residents and jobs combined per hectare for those that are served by light rail or bus rapid transit; or
- c) 150 residents and jobs combined per hectare for those that are served by commuter or regional rail.

Draft policy 2.4.2.3 encourages development and intensification where appropriate around MTSA's through specifically, planning for land use and built forms that work toward minimum density targets and the redevelopment of surface parking lots within MTSA's. The Town can continue to promote land use intensification and development that connects to major trip generators along with multimodal and transit-supportive access.

Rural Areas in Municipalities

Draft sections pertaining to rural lands, remain largely unchanged with the exception that identifying multi-lot residential development as a permitted use is no longer present in this draft as in the Draft PPS 2023.

Employment

Proposed policy 2.8.1.1 suggests that planning authorities shall promote economic development and competitiveness through specifically, "addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses" and "encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities". This draft policy proposes removing offices, retail, industrial, manufacturing, and warehousing as employment uses as previously suggested in the Draft PPS 2023.

Draft policy 2.8.1.2 encourages the development of industrial, manufacturing and small-scale warehousing for lands outside of employment areas, which can be operated adjacent to sensitive land uses without causing adverse effects the surrounding area. This should be encouraged within strategic growth areas and within mixed use areas where frequent transit service is available. Draft policy 2.8.1.3 suggests in accordance with policy 3.5 to achieve a complete community "on lands for employment outside of employment areas, including on lands that provide for an appropriate transition of uses to prevent adverse effects, a diverse mix of land uses, including residential, employment, public service facilities and other institutional uses shall be permitted".

Employment Areas

New draft policy 2.8.2.3 c) would require that planning authorities prohibit retail and office uses that are not associated with the primary employment use within employment areas. A significant change brought forward from the Draft PPS 2023 suggests removing PPS 2020 policy 1.3.2.2 of requiring the separation or mitigation from *sensitive land*

uses within *employment areas* on industrial and manufacturing land uses. This would be replaced with draft policy 2.8.2.4 to “maintain land use compatibility between *sensitive land uses* and *employment areas*” in accordance with policy 3.5.1, “maintain the long-term operational and economic viability of the planned uses and function of these areas”.

Another significant change that was also brought forward from the Draft PPS 2023 proposes policy 2.8.2.5, providing planning authorities the ability to remove lands from employment areas without the need for a MCR. The proposed ability that planning authorities may remove lands from employment areas can allow for better use of existing employment areas. This would allow the Town to better allocate underutilized employment lands for different uses. However, this can only be done if the following is demonstrated:

- a) there is an identified need for the removal and the land is not required for employment area uses over the long term;
- b) the proposed uses would not negatively impact the overall viability of the employment area by:
 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;
 2. maintaining access to major goods movement facilities and corridors;
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and
- d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.

The Draft PPS 2024 proposes an update to the employment area definition to “area of employment” as amended in the Planning Act. This definition was adopted through Bill 97 but is not yet in force. Consequently, employment area would be defined as “those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities.”

An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Outlined uses that are excluded from employment areas are institutional and commercial uses, including retail and office not associated with the primary employment use listed above. The proposed change of the definition of employment area further clarifies what types of employment would be permissible in designated employment areas in the Town. The Draft PPS 2024 proposes to remove Provincially Significant Employment Zones (PSEZ) policies presented in the Growth Plan. The Province is seeking feedback regarding the need for identifying PSEZs in order to protect the lands exclusively for employment uses through an alternative approach such as a Minister’s Zoning Order (MZO).

Energy Conservation, Air Quality and Climate Change

The Draft PPS 2024 removes policies regarding the focus on freight-intensive land uses and the promotion of compact built form and a structure of nodes and corridors.

4.3 Chapter 3: Infrastructure and Facilities

The Draft PPS 2024 suggests removing policy direction for planning authorities to promote green infrastructure to complement infrastructure. Draft policy 3.1.1 b) includes an additional policy to: “leverage the capacity of development proponents, where appropriate” regarding coordinated and integrated planning for infrastructure and public service facilities with land use planning and growth management”. Lastly, draft policy 3.1.5 directs planning authorities, in conjunction with school boards, to “consider and encourage innovative approaches in the design of schools and associated childcare facilities, such as schools integrated in high-rise developments, in strategic growth areas, and other areas with a compact built form”.

The proposed policy direction in relation to encouraging schools and childcare facilities in high-rise developments could be a consideration for the Town. Incorporating childcare and school facilities in areas that permit higher density would allow the Town to support strategic growth and efficient land use to not only address housing needs but also the needs of families with school aged children in the community. However, this would likely be limited to areas of high density and would be subject to the school board’s requirements.

Transportation Systems

The Draft PPS 2024 proposes the policy removal from the PPS 2020, “land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation”. It is important to continue to encourage more sustainable and healthier transportation options but, also to reduce road congestion by limiting the number of vehicles on roads in the Town.

Land Use Compatibility

This draft continues to carry forward proposed policy changes from the Draft PPS 2023 by removing the PPS 2020 specific requirements regarding land use compatibility. Overall, this section of the Draft PPS 2024 would make it easier to place sensitive land uses near existing or planned industrial, manufacturing “or other *major facilities*” that are vulnerable to encroachment.

Sewage, Water and Stormwater

A proposed change to this section suggests the inclusion of 3.6.1 d) for “consideration of opportunities to allocate, and re-allocate, if necessary, the unused system capacity of municipal water services and municipal sewage services to meet current and projected needs for increased housing supply”. Draft policy 3.6.2 proposes omitting the promotion

of intensification and redevelopment to optimize the use of existing municipal sewage and water services within settlement areas. Lastly, proposed changes to policy 3.6.5 may permit partial services by *individual on site water services* in combination with *municipal sewage services* or *private communal sewage services* where there is new development within rural settlement areas. The proposed changes may provide greater flexibility in permitting the use of partial services within rural settlements, which are currently restricted through the Oak Ridges Moraine Conservation Plan.

The proposed ability for allocation, and reallocation of unused system capacity of municipal water services and municipal sewage could provide more flexibility to direct unused system capacity to growth areas in the Town. It is suggested that promoting intensification and redevelopment to optimize existing municipal sewage and water services within settlement areas should continue to be emphasized. It will be more cost effective and efficient to enhance existing related infrastructure than constructing new infrastructure or continuing to rely on private infrastructure which already is occurring in certain areas of the Town.

4.4 Chapter 4: Wise Use and Management of Resources

Natural Heritage

The Draft PPS 2023 did not propose any changes to natural heritage policies from the PPS 2020 except for certain definitions. The Draft PPS 2024 does not propose any further changes.

Water

Proposed policy 4.2.3 provides that: “municipalities are encouraged to undertake, and large and fast-growing municipalities shall undertake watershed planning to inform planning for sewage and water services and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water”. Draft policy 4.2.4 provides further direction that if watershed planning is done by upper-tier, “one or more lower-tier large and fast-growing municipalities, the upper-tier municipality shall undertake watershed planning in partnership with lower-tier municipalities, including lower-tier large and fast-growing municipalities”. Based on the proposed, the Town would be encouraged but not required to conduct watershed planning.

Agriculture

The previous draft version proposed several policy changes, some of which were not carried forward in the Draft PPS 2024 due to concerns regarding allowing severances in *prime agricultural areas*. The previous draft proposed permitting the creation of up to three residential lots from an existing lot. However, the Draft PPS 2024 reverted back to the lot creation and lot adjustment policies from the PPS 2020 which permit the creation of one additional lot from an existing lot, but only for lots containing a residence surplus

to an agricultural operation. Overall, this draft section maintains PPS 2020 policies related to lot creation in prime agricultural areas. Proposed policy 4.3.3.1 generally discourages lot creation which may only be permitted in accordance with provincial guidance.

The Draft PPS 2024 suggests replacing the term “farming” with “agriculture” regarding the definition of a residence surplus to a farming operation which is defined as “one existing habitable detached dwelling that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).” The Draft PPS 2024 proposes policy 4.3.2.4 to permit a principal dwelling associated with an agricultural operation to be located in *prime agricultural areas* as an agricultural use. This should be done in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1 regarding lot creation and adjustments.

Draft policy 4.3.2.5 would permit up to two additional residential units on lots in a prime agricultural area that allow residential dwellings in accordance with provincial guidance. This proposed policy is intended to provide more farm housing to farmers, farm families and farm workers, without creating new lots. The proposed policy provides criteria for additional residential units in prime agricultural lands, which include:

- a) comply with the minimum distance separation formulae;
- b) are compatible with, and would not hinder, surrounding agricultural operations;
- c) have appropriate sewage and water services;
- d) address any public health and safety concerns;
- e) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and
- f) minimize land taken out of agricultural production.

This proposed policy also states that additional residential units may only be severed in accordance with policy 4.3.3.1.c). This policy permits up to one surplus to an agricultural operation per farm consolidation if the following are satisfied:

- 1) new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.
- 2) planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. This ensures that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective.

Notwithstanding, the Oak Ridges Moraine Conservation Plan and Greenbelt Plan are currently more restrictive in the permissions for additional residential units. It is uncertain as to whether future changes to these Provincial Plans will be undertaken, to align with the New PPS. A carry over into the Draft PPS 2023 is for municipalities to use an agricultural system approach which aims to encourage geographically continuous agricultural land bases. This would result in municipalities no longer needing to use the provincially mapped Agricultural System. Municipalities will still be required to designate and protect prime agricultural areas for long-term use but, will have more flexibility in designating prime agricultural areas and rural areas.

The draft policy 4.3.5.2 proposes the new requirement for an agricultural impact assessment or equivalent analysis. The agricultural impact assessment evaluates potential impacts from any new or expanding non-agricultural uses on the agricultural system. This assessment will seek to either avoid, minimize or mitigate impacts from any new or expanding non-agricultural uses on the agricultural system. Another significant addition is draft policy 4.3.6 - Supporting Local Food and the Agri-food Network. This draft policy will encourage planning authorities “to support local food, facilitate near-urban and urban agriculture, and foster a robust agri-food network”.

Cultural Heritage and Archaeology

Draft policy 4.6.1 proposes modifications, that: “significant built heritage resources and significant cultural heritage landscapes shall be conserved” to “protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved”. Draft policy 4.6.3 now outlines that planning authorities “shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved”. The proposed changes in the above suggest that only protected cultural heritage and landscapes along with features shall be conserved which could potentially limit the Town’s ability to conserve other built heritage resources.

4.5 Chapter 5: Protecting Public Health and Safety

The Draft PPS 2024 continues to carry over from the PPS 2020 that planning authorities should collaborate with conservation authorities to mitigate potential public health or safety risks or property damage from natural hazards. Draft policy 5.3.2 proposes to remove policy 3.2.3 in the PPS 2020 which outlines that: “planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment”.

4.6 Chapter 6: Implementation and Interpretation

General Policies for Implementation and Interpretation

Draft policy 6.1.6 specifically requires planning authorities to keep both their zoning by-laws and development permits up-to-date with their official plans and with the New PPS,

once approved. This should be done through establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development. Draft policy 6.1.7 would require planning authorities to make planning decisions consistent with the New PPS 2024 even if their official plan, or other policy instruments, have not yet been updated.

Draft policy 6.1.12 encourages planning authorities to go beyond minimum targets where appropriate as long as these would not conflict with other draft policies or provincial plans. Lastly, draft policy 6.1.13 states that minimum density targets would be revisited at the time of each official plan update.

Coordination

New draft policies 6.2.5 and 6.2.6 indicate that planning authorities shall collaborate with publicly assisted post-secondary institutions to facilitate early and integrated planning for student housing. This should consider the full range of housing options near existing and planned post-secondary institutions to meet current and future needs.

Additionally, planning authorities should also collaborate with publicly-assisted post-secondary institutions to create student housing strategies including consideration for off-campus housing targeted to students.

York University will be opening their new Markham campus for Spring 2024. This new campus is in relatively close proximity to the Town. The Town may consider creating a student housing strategy for potential incoming student populations. However, planning staff will review these requirements prior to any changes.

5. Financial Implications:

N/A

6. Alignment with Strategic Plan:

1. A Town that Grows
A Town that grows in support of complete communities
2. A Healthy and Greener Town
Increase Offerings and Opportunities for Active Living
3. Good Governance
Provide Good Governance

7. Attachments:

None

8. Related Reports:

None

Author: Andrea Torok, Policy Planner I
Meaghan Craven, Manager, Policy Planning

For further information on this report, please contact the Department Head: Dwayne Tapp, Commissioner of Development Services, at 905-640-1910 ext. 2431 or via email at dwayne.tapp@townofws.ca