

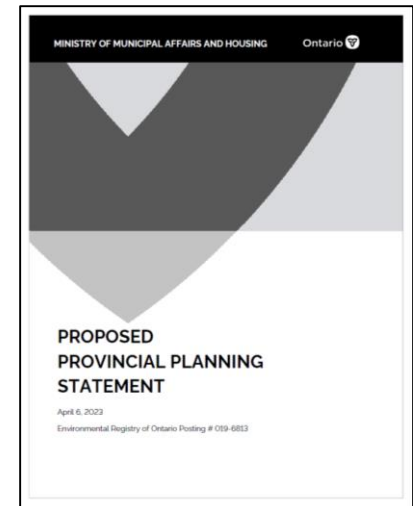
# Review of the draft Provincial Planning Statement (PPS)

Oxford County Council

May 10, 2023

# Release of Draft PPS

- Province released draft PPS document on April 6, 2023 on the Environmental Registry of Ontario for a 60 day comment posting along with Bill 97 the Helping Homebuyers, Protecting Tenants Act.
- Release of the draft has included little to no additional information provided by the Province on intent, rationale, etc.
- Draft does not include natural heritage policies
- Initial focus of staff review is on areas of major change that are of concern.



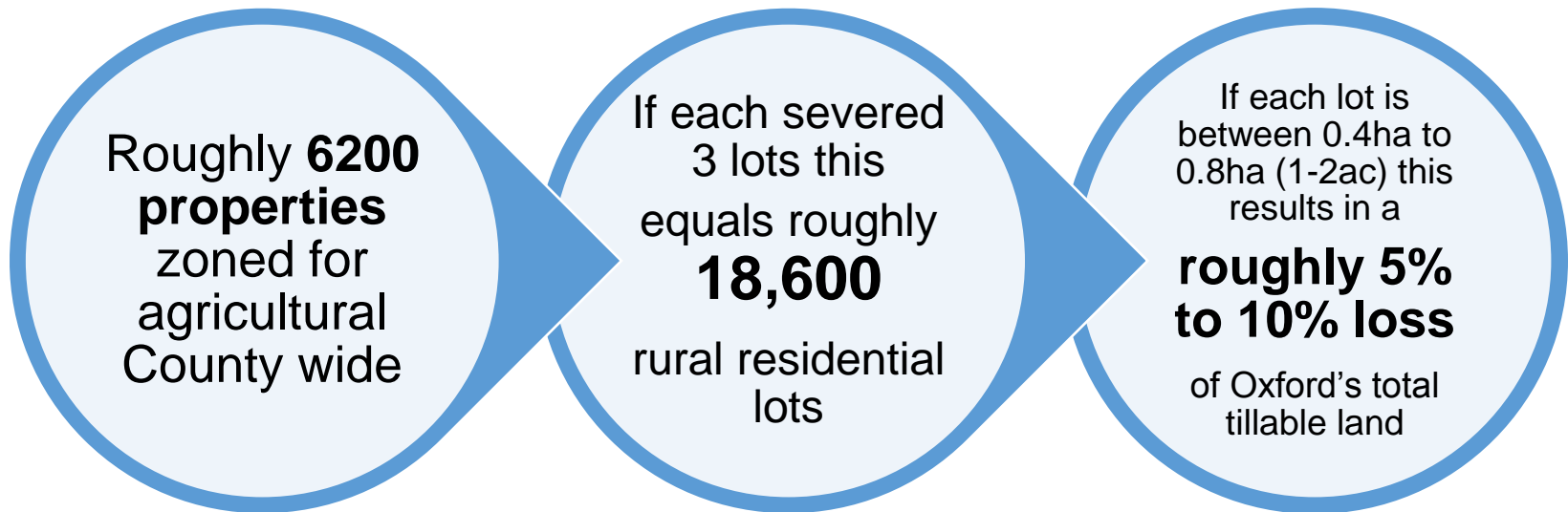
# Overview of PPS/APTG Review

- Substantial departure from the existing PPS, 2020 framework in terms of both policy structure and direction. Partly due to combining A Place To Grow, into the PPS.
- A number of changes appear to conflict with or undermine other policies, include confusing language or generally lack clarity.
- PPS continues to be read/applied in it's entirety and municipalities can \*generally\* still go beyond the PPS.
- 2 areas of major concern – agricultural policies and growth management/ settlement area policies

# Agricultural Policies

- Proposed changes include permission of additional residential units (ARUs) on farms which is a welcome change
- Also proposing to require municipalities to permit up to 3 residential lots to be severed from a property where agriculture is the principle use of the lot/parcel.
- Would be subject to certain limited criteria (i.e. MDS, lot size is limited to the maximum necessary for the use and servicing, located on lower quality soils or adjacent to non-agricultural uses, has existing access on a public road).
- Change poses significant and irreversible impacts on agricultural lands, operations and the long term success and viability of agricultural in Oxford and the Province as a whole.

# Agricultural Policies - Impacts



- The same amount of land could accommodate between 185,000 to 370,000 units in rural and urban settlements
- The same amount of units (18,600) could be accommodated on roughly 10% to 20% of the same amount of land if added to serviced rural settlements at minimum densities

# Agricultural Policies - Impacts

- Allowing scattered rural residential development would increase the potential to:
  - Increase conflict with agricultural operations
  - Limit establishment of new or expansion of existing livestock operations
  - Increase demand on rural services
- There are other options which can increase rural housing and minimize/avoid agricultural impacts including loss of agricultural lands:
  - ARUs on rural residential and agricultural lots
  - Splitting of existing rural residential lots
  - Expansion of fully serviced rural settlements
  - Minor infill/rounding out of other rural settlements

# Growth Management and Settlement Area Expansions

- Proposed changes for settlement areas would change the requirements for planning horizons from a maximum of 25 years to a minimum.
- Would also weaken requirements to justify settlement area expansions.
- Growth planning is proposed to continue to be based on upper tier forecast and allocations to area municipalities.
- Concerns focus on changes providing to much flexibility and will undermine other planning objectives (both local and Provincial)

# Growth Management and Settlement Area Expansions

- Staff are recommending that the Province should provide reasonable maximum time frame for planning for growth and provide clear requirements for justifying growth in order to:
  - Support long range planning for growth, infrastructure and public service facilities (e.g. schools, hospitals, libraries, recreation centers, etc.)
  - Ensure efficient use of land and infrastructure
  - Protect agricultural land for long term agricultural use
  - Support encouraging densities, intensification, a range and mix of housing types and other uses necessary to support complete communities.
- Settlement expansions should also be required to either be initiated by municipalities, or approved by a municipality and that municipal decisions to not support privately initiated expansion proposals are not subject to appeal.



# Summary of Other Proposed Changes

- More specific references to coordination of planning for schools and daycares with planning for growth
- Removal of 'affordable' in relation to housing as a defined term and including greater emphasis on collaboration with Housing Service Managers
- New terms for 'housing options' and 'additional needs housing'
- Changes for employment areas and uses to increase flexibility for converting land intended for employment to other uses
- Inclusion of new defined terms largely based on APTG terminology and intended to apply to 'large and fast growing municipalities'
- Missing inclusion for other growth objectives (e.g. vitality and viability of downtowns)

# Next Steps

- Staff are working towards providing coordinated Province-wide municipal responses for areas of major concern,
- Looking to engage further with other municipal organizations and other stakeholder groups to help inform detailed comment development,
- Staff will be bringing a further report on the detailed comments to County Council May 24, 2023.
- Will also provide a subsequent report on natural heritage policies once they have been provided by the Province.