

Recommendation:

That Report Planning-2024-24, dated October 15, 2024, regarding the Provincial Planning Statement (PPS, 2024) be received for information.

Background:

At the September 3, 2024, Regular Council Meeting, Council passed the following Resolution:

“12.3 Ministry of Municipal Affairs and Housing - Release of Provincial Planning Statement 2024

Resolution Number 314-2024

Moved by: Councillor Vervoort

Seconded by: Councillor Watt

That the notice from the Ministry of Municipal Affairs and Housing regarding the release of the Provincial Planning Statement 2024 be received, and that the Township Planner present a report to Council regarding the new PPS. Carried”

Overview:

As described by the Government of Ontario, the [Provincial Planning Statement \(PPS, 2024\)](#) is a “streamlined province-wide land use planning policy framework that replaces both the [Provincial Policy Statement, 2020](#) and [A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019](#) while building upon housing-supportive policies from both documents.”

During the development of the PPS, 2024, the province conducted three sets of public consultation and Indigenous engagement between October 2022 and May 2024 with the goal of achieving “a simplified and more locally responsive planning document for municipalities.”

The goals of the proposed changes were to address 5 priority areas:

1. Generate an appropriate housing supply
2. Make land available for development
3. Provide infrastructure to support development
4. Balance housing with resources
5. Implementation

The Township Planning Department identified the proposed changes to the Provincial Planning Statement in two separate Staff Reports as follows:

[Planning-2023-17, dated June 6, 2023](#); and
[Planning-2024-16, dated May 7, 2024](#).

The Environmental Registry of Ontario [ERO Number 019-8462](#) summarizes the decision of the province and notes that the PPS, 2024 will take effect on October 20, 2024.

To support the implementation of the Provincial Planning Statement, the government initiated a consultation from August 20, 2024 – October 4, 2024, on whether there are any specific planning matters (or types of matters) in process that should be addressed through a transition regulation under the Planning Act. For details, see [ERO Number 019-9065](#).

Provincial Planning Statement (PPS, 2024):

As noted, the PPS, 2024 replaces the existing Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

The law firm of [Osler, Hoskin & Harcourt LLP \(Osler\)](#) has prepared a [comprehensive comparison between the 2020 PPS, Growth Plan and PPS, 2024](#) which can be downloaded from their website.

Key or notable changes in the new PPS for the Township of Douro-Dummer include:

- The County of Peterborough is no longer required to plan for specific population and employment targets for a horizon year (i.e. Schedule 3 of the Growth Plan no longer applies) but they must base population and employment growth forecasts according to provincial guidance informed by Ontario Population Projections published by the Ministry of Finance (Policy 2.1.1).
- When creating a new official plan, and for each official plan update, municipalities will be required to have enough land designated to meet the projected needs for a time horizon of at least 20 years, but not more than 30 years (with some exceptions) (i.e. Policy 2.1.3).
- There is no longer a requirement for municipal comprehensive reviews (MCR's). MCR's were the process that upper- and single-tier municipalities were required to use to ensure their official plans conform with the policies in the Growth Plan. An MCR resulted in a new official plan or official plan amendment that comprehensively applied all the policies of the plan, and which was then submitted to the province for approval. During the MCR process, municipalities would carry out background research, public consultation, and policy formulation with input from the province at critical milestones. They were then required to submit an official plan or official plan amendment to the province.
- Municipalities can consider settlement area expansions at any time (i.e. rather than through MCR's). The tests to be applied in considering settlement area expansions requires consideration of, among other things, capacity in infrastructure and public service facilities, phasing, avoidance of prime agricultural areas, and consideration of the minimum distance separation formulae (MDS) (Policy 2.3.2). Settlement area expansions can be appealed to the Ontario Land Tribunal (introduced in Bill 185).

- The concept of strategic growth areas from the Growth Plan has been included in the PPS, 2024. Planning authorities are encouraged to identify strategic growth areas in official plans, and these should be the focus of significant population and employment growth (Policy 2.4). Strategic growth areas and designated growth areas are not land use designations and their delineation does not confer any new land use designations, nor alter existing land use designations. Any development on lands within the boundary of these identified areas is still subject to the relevant provincial and municipal land use planning policies and approval processes (Policy 6.1.11). Strategic growth areas are defined to mean within settlement areas, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating intensification and higher density mixed uses in a more compact built form.
- Planning authorities must plan for, protect and preserve employment areas (Policy 2.8.2.1). However, Municipalities can consider the removal of land from employment areas provided several criteria can be met (Policy 2.8.2.5).
- Planning authorities must identify a natural heritage system in Ecoregions 6E and 7E (i.e. the Township of Douro-Dummer). The province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used (Policy 4.1.3). Through the repeal of the Growth Plan there is no longer legislation that dictates a 30 metre Vegetative Protection Zone (VPZ) immediately adjacent to key hydrologic features.
- Planning authorities are still required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network (Policy 4.3.1.1). The PPS, 2024 continues to prioritize the protection of prime agricultural areas, meaning that municipalities are required to protect these lands from development pressures for long-term agriculture. However, where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units (ARU's) may be permitted in accordance with provincial guidance, and at least one of the ARU's must be located within or attached to the principal dwelling and comply with several criteria (Policy 4.3.2.5). Farm worker housing may also be permitted, as an agricultural use, in addition to the ARU's (Policy 4.3.2.6).
- Planning authorities are still required to identify and protect mineral aggregate resources for long-term use (Policy 4.5.1.1). Development in known deposits and on adjacent lands is only permitted based on the criteria outlined in Policy 4.5.2.5. Existing mineral aggregate operations are permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies (i.e. anything within Peterborough County), only processes under the Aggregate Resources Act shall

address the depth of extraction of new or existing mineral aggregate operations (Policy 4.5.2.4).

- As it relates to Policies 2.3.1.5 and 4.2.3, the County of Peterborough is not identified as a large or fast-growing municipality in Schedule 1 of the PPS, 2024.

The PPS, 2024 is considered a policy statement for the purpose of Section 3 of the Planning Act. Effective October 2024, and subject to any transition regulations, all municipal decisions, as well as comments, submissions or advice affecting planning matters, will be required to be consistent with the PPS, 2024 pursuant to subsections 3(5) and 3(6) of the Planning Act.

The PPS, 2024 was developed prior to the province rendering a decision on the new County (and Township) Official Plan which was adopted on June 29, 2022. The PPS, 2024 represents changes to several policies and possibly mapping in the adopted Official Plan, a process that began in 2017 and involved input from the Technical Advisory Committee, Council and the public.

Through the Technical Advisory Committee (TAC) for the Official Plan, Township Planning Staff have met regularly since 2022 to provide input on recommended modifications with respect to the new Provincial Planning Statement. On September 6, 2024, the County received [correspondence from the Minister of Municipal Affairs and Housing](#) requesting that the County repeal the By-law which adopted the Official Plan so that it is no longer before the Minister for a decision. The Ministers letter notes that repealing the Official Plan would “afford the County the ability to re-visit aspects of its official plan to ensure alignment of local land-use planning policies and interests with the new Provincial Planning Statement, 2024”.

At the County Council Regular Meeting of September 18, 2024, Council recommended:

That the correspondence from the Ministry of Municipal Affairs and Housing regarding the Official Plan be received; and,

That staff be directed to bring a report to a future Council meeting.

As of the writing of this Report, County Staff have not presented their report to County Council.

In order to highlight the new PPS and its potential policy impacts on landowners, the County of Peterborough has placed a notice on their [Severance](#) webpage to highlight this new legislation before a formal consent application is filed.

Conclusion:

Overall, the PPS, 2024 contains a mix of policies that continue to protect rural characteristics while offering some flexibility for growth and development, especially regarding ARU’s and rural economies.

The municipality must continue to navigate balancing development pressures, especially for housing, with the need to protect agricultural lands and natural resources.

Private servicing remains crucial for development in the municipality, but with continued requirements to ensure environmental protection and health safety.

There may be more opportunities to support rural economic development, particularly through agri-business, tourism, and resource extraction, while maintaining a focus on sustainability.

Financial Impact:

Unknown at this time, although there may be a financial impact as it relates to updating the Official Plan as per the Ministers request.

	<p>Service Modernization and Innovation Modernizing, refining and innovating services for residents is essential to effectively meet the needs of our community, enhance our operational efficiency, and ensure we remain adaptable in a rapidly changing world.</p>
	<p>Business Attraction, Expansion, and Retention Business attraction, expansion, and retention is vital for the economic health and sustainability of our Township, such as job creation, tax revenue, investing in innovation, maintaining our quality of life, and supporting community stability.</p>
	<p>Infrastructure Renewal Infrastructure renewal is a critical investment for our Township as it will ensure our adherence to health and safety, economic development, investment attraction, environmental sustainability, quality of life, public confidence, and regional competitiveness.</p>

Report Approval Details

Document Title:	Staff Report PPS, 2024.docx
Attachments:	- Provincial Planning Statement 2024 Notification (Township of Douro-Dummer).pdf - mmah-provincial-planning-statement-en-2024-08-19.pdf
Final Approval Date:	Oct 9, 2024

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Mike Rutter