Overview of Key Changes:

PPS, 2005, Greenbelt and Places to Grow

Ontario

Planning Reform

- *Strong Communities (Planning Amendment) Act, 2004*
- Further changes to the *Planning Act*
- New Provincial Policy Statement
- New or Improved Implementation Tools
- OMB Reform

Bill 26, Strong Communities (Planning Amendment) Act 2004

- More time for municipalities to review planning applications
- Limit appeals on applications to amend settlement area boundaries or establishment of new settlement areas
- Declaration of Provincial interest
- “shall be consistent with”

Overview of PPS

- Provides policy direction on matters of provincial interest in land use planning and development
- Guides municipalities in creating their planning policies
- Provides clear rules for landowners, municipalities, the public and developers / business community
- New policies effective March 1, 2005 – replacing 1996 version (amended 1997)

Key Policy Areas of New PPS

- Building Strong Communities
- Wise Use and Management of Resources
- Protecting Public Health and Safety

Building Strong Communities

- **Key Areas Addressed:**
  - Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns
  - Coordination
  - Employment Areas
  - Housing
  - Public Spaces, Parks and Open Space
  - Infrastructure and Public Service Facilities
  - Long-Term Economic Prosperity
  - Energy and Air Quality

Highlights

- Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns
  - boundary expansions and identification of new settlement areas only through comprehensive review
  - no urban expansions onto specialty cropland
  - promote intensification and redevelopment opportunities, including brownfields
  - set minimum targets for intensification in built up areas; higher targets may be set by upper-tiers along transit corridors in consultation with lower-tiers

Highlights

- Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns (cont'd)
  - establish phasing policies
  - new development in designated growth areas to have a compact form
  - support development compatible with rural landscape and rural service levels

Highlights cont'd

- Coordination
  - promote a coordinated, integrated and comprehensive approach to planning
  - ensure better 'big picture' planning through clear roles for upper-tiers
  - promote better coordination both within and between municipalities

Highlights cont'd

- Employment Areas
  - ensure adequate land supply and opportunities to accommodate range / mix land uses
  - conversions of employment areas subject to tests
  - ensure necessary infrastructure provided to meet current and projected needs
  - promote vitality/viability of downtowns and mainstreets, diversified economic base, and range/choice of employment areas

Highlights cont'd

- Housing
  - maintain ability to accommodate residential
  - intensification/redevelopment/growth for a minimum of 10 years
  - maintain a 3 year supply of suitably zoned land and land in draft approved and registered plans with servicing capacity

Highlights cont'd

- Housing
  - land and unit supply to reflect population projections
  - set minimum targets for the provision for affordable housing
  - permit and facilitate special needs housing

Highlights cont'd

- Public Spaces, Parks and Open Space
  - facilitate pedestrian and non-motorized movement
  - provide for publicly accessible built / natural settings for recreation
  - provide opportunities for public access to shorelines

Highlights cont'd

- Infrastructure and Public Service Facilities
  - ensure a coordinated efficient and cost-effective approach
  - optimize existing infrastructure / public service facilities
  - provide for development to be serviced in accordance with servicing hierarchy

Highlights cont'd

- Infrastructure and Public Service Facilities
  - promote land use pattern / density / mix of uses that minimize length / number of trips and create viable alternatives to automobile
  - protect strategic future transportation corridors and preclude incompatible uses within them

Highlights cont'd

- Long-Term Economic Prosperity
  - optimize the long-term availability and use of land, resources, infrastructure and public service facilities
  - provide for efficient, integrated and cost-effective multi-modal transportation system
  - plan for appropriate separation / buffering of major facilities and sensitive land uses
  - provide opportunities for sustainable tourism development

Highlights cont'd

- Energy and Air Quality
  - promote compact form and structure of nodes / corridors
  - recognize links between energy efficiency / air quality and land use
  - maximize energy efficiency through development design and building orientation
  - provide opportunities for long-term planning for alternative / renewable energy, including in prime agricultural areas

Wise Use and Management of Resources

Key Areas Addressed:

- Natural Heritage
- Water
- Agriculture
- Minerals, Petroleum, and Mineral Aggregate Resources
- Cultural Heritage and Archaeology

Highlights cont'd

- Natural Heritage
  - protects more significant natural heritage features
  - maintain, restore diversity / connectivity of natural features, and long-term ecological function and biodiversity of natural heritage systems
  - more direction on meaning of 'significant' for species habitat and woodlands

Highlights cont'd

- Water
  - identify watersheds as the meaningful scale for planning
  - protect municipal drinking water supplies and designated vulnerable areas
  - protect, improve, restore sensitive surface and ground water features and hydrological functions
  - promote efficient and sustainable use of water resources
  - ensure stormwater management practices

Highlights cont'd

- Agriculture
  - protect prime agricultural areas for long-term agricultural use
  - removal of prime agricultural land for settlement expansion only through comprehensive municipal review
  - protect specialty croplands including prohibiting settlement expansion
  - allow severances for agricultural and agriculture-related uses, subject to criteria
  - prohibit creation of new residential lots, except for surplus farm dwellings (subject to strict criteria)

Highlights cont'd

- Minerals, Petroleum, and Mineral Aggregates
  - clarifies protection for significant areas of petroleum potential
  - continue to protect mineral aggregates for long-term use and close to markets

Highlights cont'd

- Cultural Heritage and Archaeology
  - conserve significant built heritage resources and cultural heritage landscapes
  - development and site alteration on lands adjacent to protected heritage property must demonstrate that heritage attributes of protected property will be conserved

Protecting Public Health and Safety

Key Areas Addressed:

- Natural Hazards
- Human-made Hazards

Protecting Public Health and Safety Highlights

- Natural and Human-made Hazards
  - direct development away from hazardous lands/sites such as flood-prone areas and unstable slopes
  - prohibit development in floodways, including high points of land within floodway
  - prohibit location of community facilities on hazardous lands / sites
  - changes to Special Policy Area policies must be approved by Ministers of MMAH and MNR
  - ensure remediation of contaminated sites so that there are no adverse effects on subsequent uses

Implementation

- **“Shall be consistent with”** implementation standard
- New implementation standard and policies effective as of March 1, 2005
- Matters of regional and local importance can build upon the PPS, which represent minimum standards
- Municipal official plans / local planning documents to be up-to-date with the PPS
- Provincial plans take precedence to extent of any conflict
- Support material and performance indicators to be developed

Next Steps in Planning Reform

- *Strong Communities (Planning Amendment) Act, 2004* and new PPS represent first step
- Other components include review of further *Planning Act* changes, need for new / revised implementation tools, and OMB reform
- Phased roll-out
- Implementation / support materials

Greenbelt

Ontario

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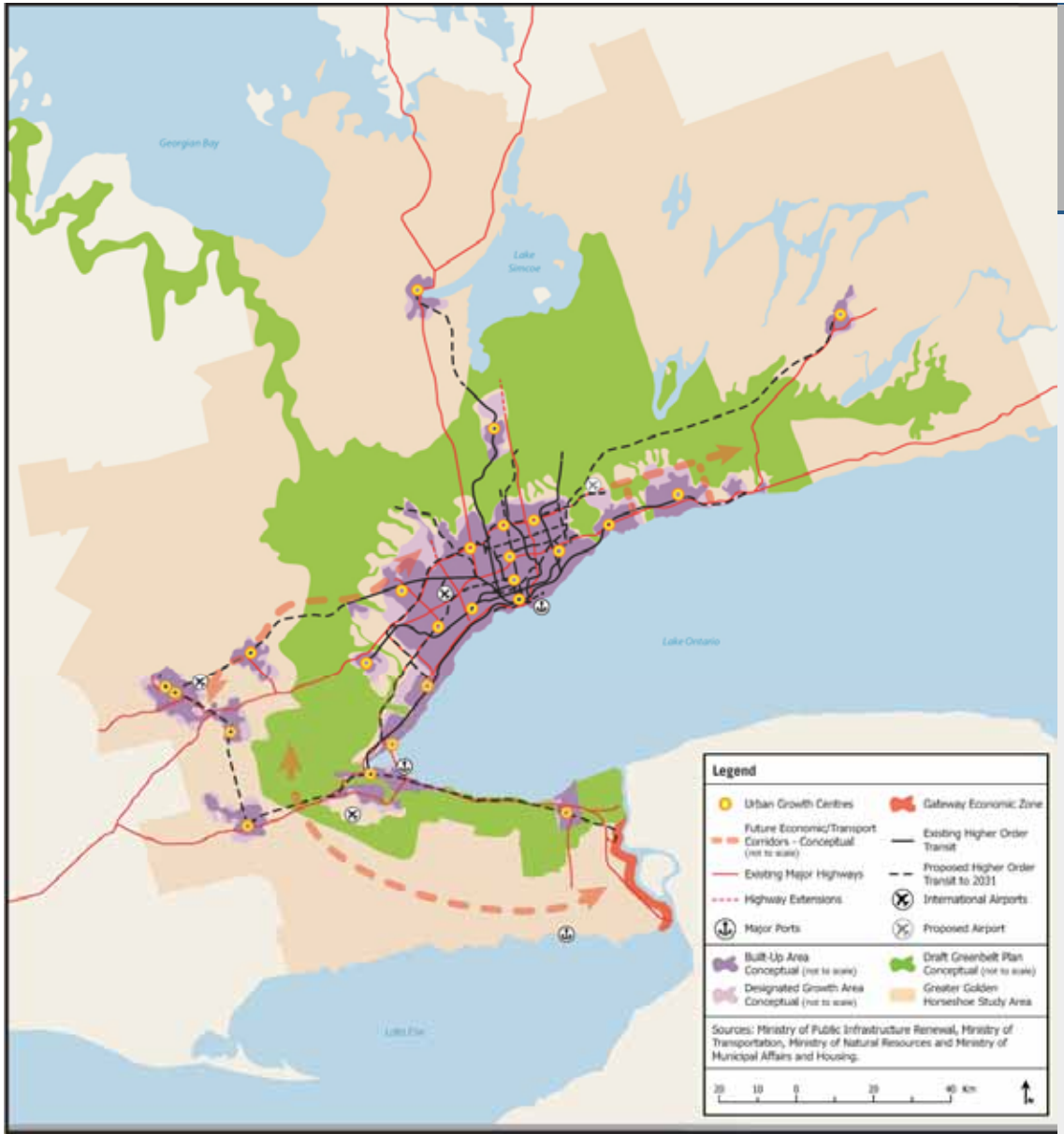
Context: Related Initiatives

- PPS provides province-wide policy direction for land use
- Given the development pressures in southern Ontario, additional policy direction is/will be provided through:
  - Growth Plan
  - Greenbelt Plan



Ontario

PLACES TO GROW

DRAFT PLAN | FEBRUARY 2005

SCHEDULE 2

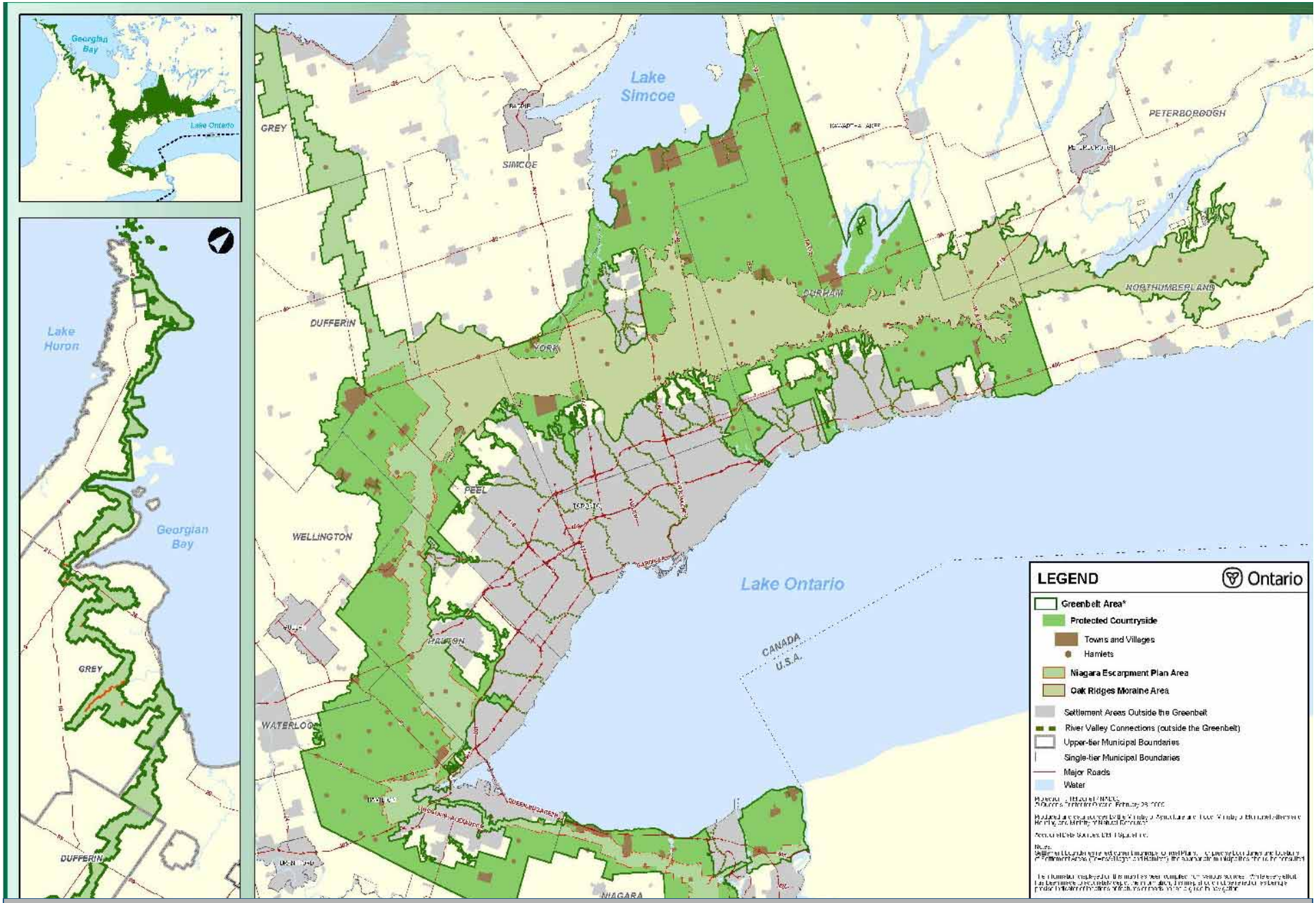
Places to Grow Concept

The boundaries and lines displayed in the map above are draft and illustrative only and should not be read to scale. They do not claim to accurately reflect approved land-use and planning boundaries. The Greenbelt illustrated in the map is based on the Draft Greenbelt Plan, October 2004 and is subject to future revisions. Data and information reproduced herein is under licence with one or more municipalities and may not be up to date and accurate as of the date of publication. Neither the Province nor such municipalities assume any liability or responsibility with respect to its accuracy or completeness. For more information on precise boundaries of Settlement Areas, Towns, Villages and Hamlets, the appropriate municipality should be consulted.

Authority of the Plan:

The *Greenbelt Act, 2005* allows:

- the establishment of a Greenbelt Area by Cabinet regulation, and
- Cabinet to establish a Plan for the Greenbelt Area by Order-in Council (similar to the Provincial Policy Statement)



Overview of Key Changes:

PPS, 2005, Greenbelt and Places to Grow

Greenbelt Vision:

- Provides a broad band of permanently Protected Countryside
- Protected Countryside links lands already protected by ORMCP, NEP and Parkway Belt West Plan
- Identifies those areas where future urbanization should not occur

Policy Areas in Protected Countryside:

There are 3 main policy areas in the Plan:

- **Agricultural System**
- **Natural System**
- **Settlement Areas**

Agricultural System

Specialty Crop Areas

- Comprised of Niagara Peninsula Tender Fruit and Grape Area and Holland Marsh
- Highest level of protection in Plan
- No urban expansions
- No new non-agricultural uses permitted
- Permits full range of normal farm practices and agriculture-related and secondary uses

Agricultural System

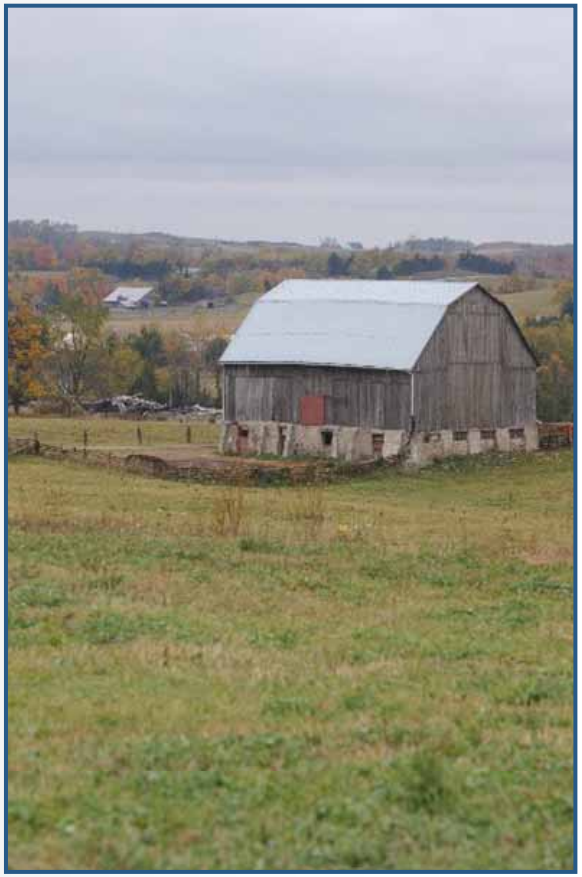
Prime Agricultural Areas

- As defined by municipal official plans
- No new non-agricultural uses (and no redesignations)
- Allows a full range of normal farm practices (including agriculture-related and secondary uses)

Agricultural System

Rural Area Policies

- Allows wide range of recreational, tourism, institutional and resource-based commercial/industrial uses serving rural resources and agricultural sectors
- Permitted uses are those identified in municipal official plans, ***except for***
- No new multiple units or lots for permanent residential dwellings (e.g. more than 3 lots through either plan of subdivision, consent or plan of condominium)



Natural System

Natural Heritage and Hydrologic Features Policies

- Development and site alteration is not permitted within key natural heritage features in the Natural Heritage System (NHS) or key hydrologic features throughout the Protected Countryside (exception for existing farm & non-farm dwellings and agricultural buildings and structures)
- New development within 120 m of a key natural feature within the NHS or a key hydrologic feature anywhere in Protected Countryside requires a environmental evaluation to identify width of vegetation protection zone (VPZ)
- The minimum VPZ for key hydrologic features, fish habitat and significant woodlands is 30 m

Natural System

Natural Heritage Systems Policies

- Full range of normal agricultural uses are permitted.
- Exception to return VPZ to natural cover if currently farmed
- New development in the natural system must demonstrate:
  - No negative impacts on features and functions
  - Maintaining connectivity between key features and their functions
  - Minimizing removal of vegetation
  - Minimizing disturbance and impervious surfaces (mineral aggregate operations and golf courses have more permissive standards)

Natural System

Water Resource System Policies

- Municipalities are expected to complete watershed plans
- Sensitive water resource areas (wellheads, vulnerable aquifers) to be protected from incompatible land uses
- Municipalities are encouraged to protect these wellhead and vulnerable aquifers in their official plans

Settlement Areas

Settlement Area Policies

- Settlement areas outside the Greenbelt cannot expand into the Plan Area
- Modest expansions of Towns and Villages considered at 10 year review provided:
  - Local municipal sewage and water servicing is sustainable (no new Great Lake-based servicing, unless public health concern associated with existing servicing)
  - Proposed growth complies with any applicable watershed plan
  - Settlement does not extend onto Specialty Crop Areas or the NHS

Settlement Areas

Settlement Area Policies (continued)

- Infill and intensification of Hamlets and Shoreline Areas is permitted; minor rounding out of these areas will be considered at the time of official plan conformity
- Proposals for municipally initiated settlement area expansions can be considered at conformity stage provided the proposed expansion:
  - Is authorized by a council resolution prior to Dec 16, 2003
  - Is supported by extensive background studies or expenditure of municipal funds
  - Does not extend into either the NHS or Specialty Crop Areas
  - Is in keeping with the rural and/or existing character of the settlement area

General Policies

Infrastructure Policies

- EA approved infrastructure is permitted where it supports either existing development in the Greenbelt (e.g. agriculture) or is necessary to accommodate long-term growth outside the Greenbelt
- New and expanding infrastructure will:
  - Minimize negative impacts and disturbance to the landscape
  - Maximize existing capacity and not encourage new urban development in the Greenbelt
  - Avoid key features
- Naturalized storm water management ponds are permitted in major river valley corridors linking to Lake Ontario, provided they are located 30 m. beyond river/stream edge

General Policies

Infrastructure Policies - Continued

- No expansion of Town and Village on partial services
- Environmental assessments for sewer and water to support Town & Village expansions must be completed prior to official plan being amended
- Extension of sewer/water outside of a settlement allowed to serve adjacent, existing uses only
- Existing uses along water pipelines may connect if within service area identified by EA

General Policies

Natural Resource Policies

- Renewable (e.g. forestry) and non-renewable (mineral aggregates) resources are permitted across the Greenbelt
- In addition, mineral aggregate operations:
  - Are not permitted in some features and no new operations within Niagara Specialty Crop lands between Lake Ontario and NEP Area
  - Must demonstrate no negative impacts on water resources or natural system linkages
  - Are required to ensure comprehensive rehabilitation occurs in a timely manner and to high standard
- Where a municipality has adopted more restrictive mineral aggregate policies in its official plan prior to establishment of the Greenbelt Plan, such policies shall be deemed to conform to the Plan

General Policies

Lot Creation Policies

- Lot creation in Specialty Crop and Prime Agricultural Areas is only permitted for:
  - Agricultural uses, minimum lot size of 40 acres in Specialty Crop Areas and 100 acres in Prime Agricultural Areas
  - Existing and new agriculture-related uses
  - Surplus farm dwellings from a farm consolidation
- In Rural and Settlement Areas, lot creation permitted as per official plans (subject to Policy 3.1.4 of the Greenbelt Plan)

Implementation

Municipal Implementation

- All land use decisions are required to conform to the Greenbelt Plan
- At their regular 5-year review, municipalities are required to amend their official plans to conform to the Greenbelt Plan
- Municipalities may go beyond the Plan's requirements except for agricultural and mineral aggregate uses, or where it would conflict with the Plan

Implementation

Plan Review

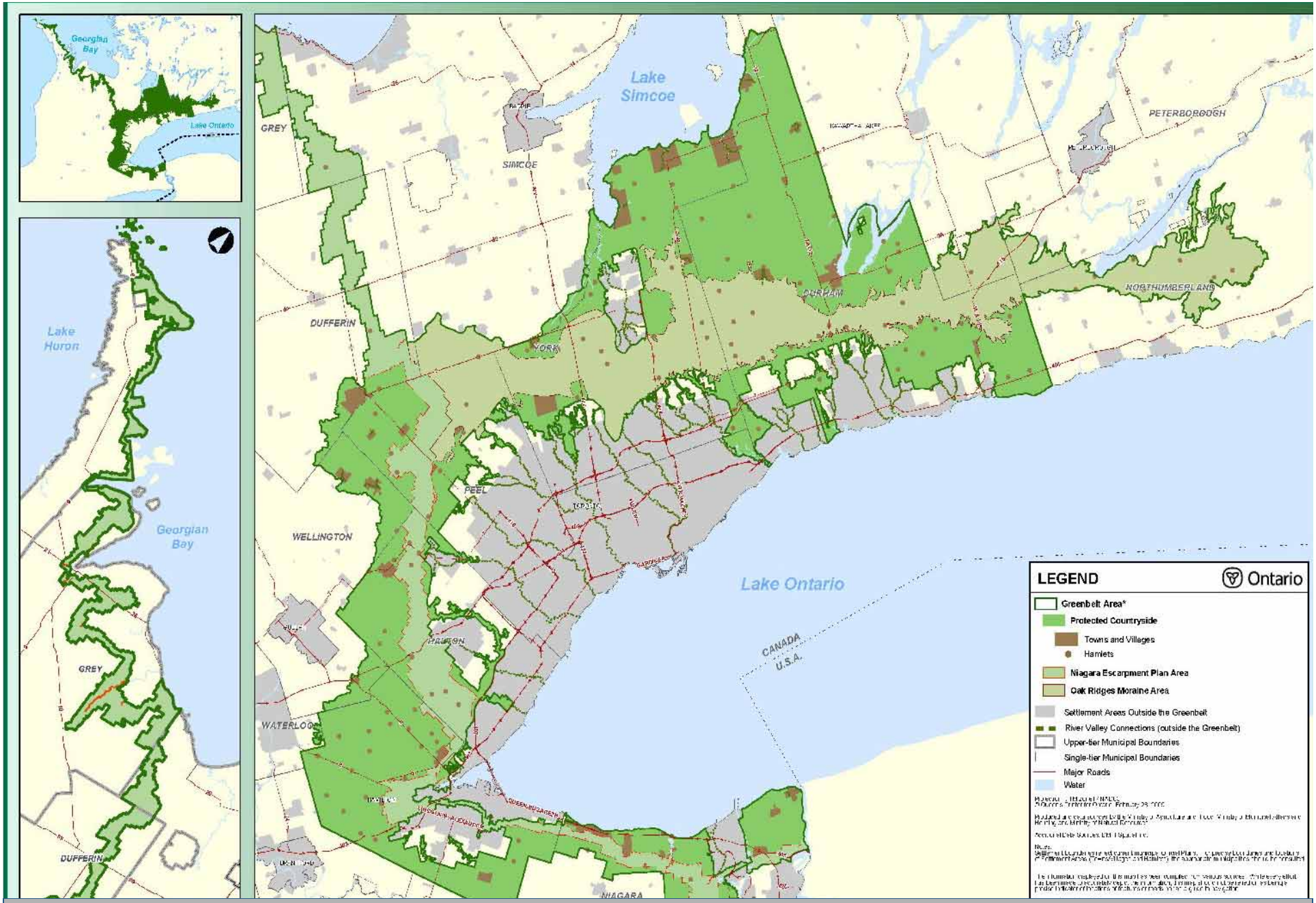
- Every 10 years, coordinated with the reviews of the NEP and ORMCP

Plan Amendments

- Can only be proposed by the Minister and are subject to Cabinet approval
- Cannot reduce the total land area of the Greenbelt Plan

Greenbelt Council

- Advice on implementation issues (e.g. multi-jurisdictional issues such as Trail systems)
- Performance measures of the Plan
- Input to 10 year review



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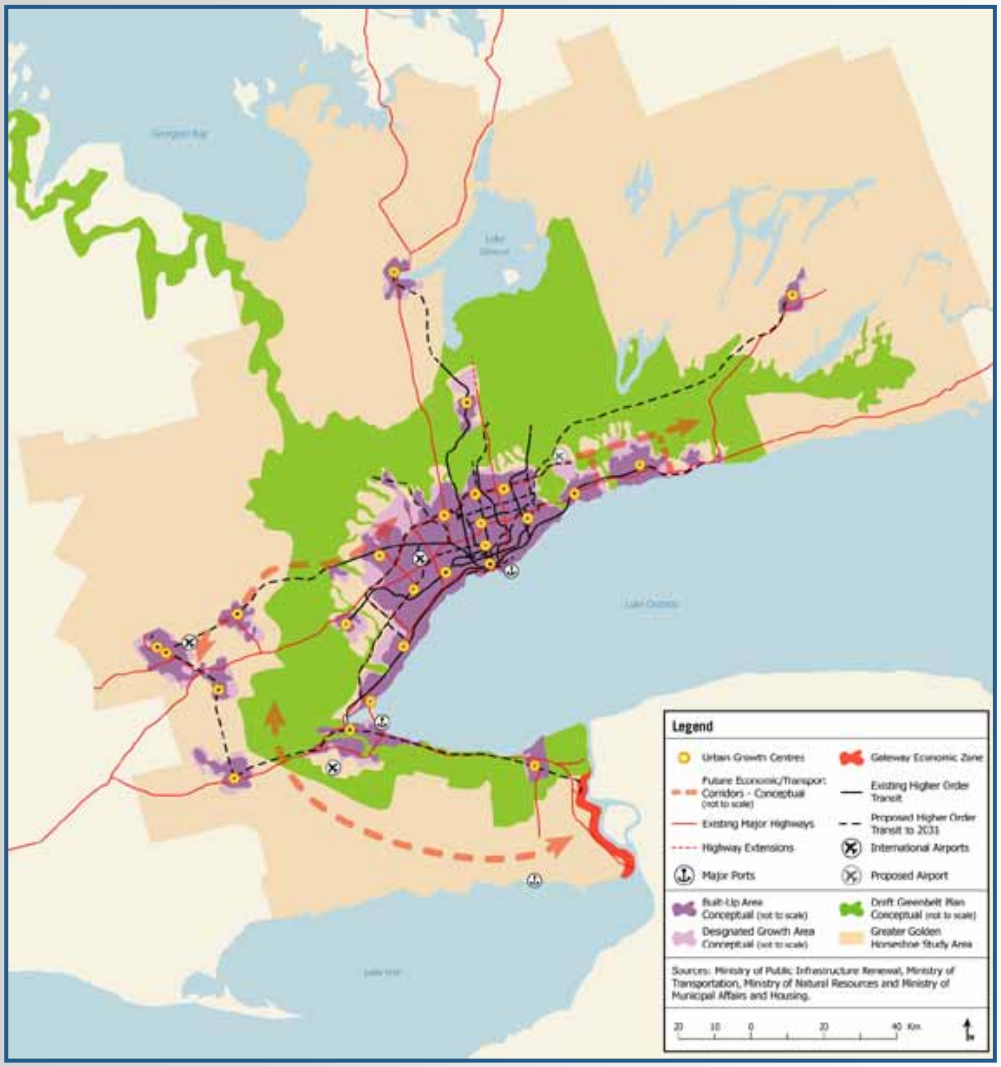
Places to Grow

Ontario

Places To Grow



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