



Date: May 23, 2023

To: Mayor Sherry Senis and Council Members

From: Per Lundberg, Planner

Subject: Draft Provincial Planning Statement

Status: For Direction

Recommendation

That the report regarding the Draft Provincial Planning Statement be received for information;

That Council support and endorse County Staff Report PPW 2023-13 on the draft Provincial Planning Statement as presented to County Council on May 17, 2023 with an additional comment related to County staff's recommendation noted in 4.3.3. to recognize that there are provisions in the new Policy to permit local discretion in the mapping of local agricultural lands (i.e. severance restrictions would apply to viable agricultural lands, while permitting the opportunity for severances on non-productive lands) and further that the Province provide financial supports and other resources to municipalities to conduct this mapping exercise; and

That Council support the additional Selwyn Township specific comments related to rural employment lands and water and waste water capacity assessments, as noted in the May 23, 2023 report; and

That Council direct staff to forward a copy of this report to the Minister of Municipal Affairs and Housing (MMAH) through the ERO website and our local MPP as the Township of Selwyn's formal response on the draft Provincial Planning Statement.

Information

The Province is proposing a new Provincial Planning Statement that will replace the existing Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

On April 6, 2023, the Province posted the draft Provincial Planning Statement to the Environmental Registry of Ontario (ERO) for a 60-day commenting period ending on June 5, 2023.

Subsection 3(1) of the Planning Act directs that the Minister (of Municipal Affairs and Housing) may from time-to-time issue policy statements that have been approved by the

Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest.

Clause 3(5)(a) of the Planning Act directs that decisions by an approval authority in the exercise of any authority that affects a planning matter shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision. If approved as proposed, this new Provincial Planning Statement will be the only provincial policy or plan applicable to the Township of Selwyn for decisions by an approval authority on planning matters as per sub-section 3(5) of the Planning Act.

The County of Peterborough Council has received the attached County Staff Report PPW 2023-13 regarding the draft Provincial Planning Statement. The report provides a detailed analysis and position statement regarding the following changes in the new PPS which are significant in the local context.

- More flexible policies regarding the creation of settlement areas and settlement area boundary adjustments.
- Mandatory Provincial density targets for serviced settlement areas such as Lakefield are no longer required including the elimination of the need to identify built up and greenfield areas. A mandatory provincial growth & land needs assessment methodology is also proposed to be removed.
- Multi-lot rural residential lot creation is permitted whereas current policy under the GPGGH does not permit this.
- A new policy for lot creation by consent for three (3) new lots in prime agricultural areas from a parcel existing as of January 1, 2023 is proposed. The draft new PPS also contains policy allowing for up to 2 additional residential units in prime agricultural areas which may be contained within the principal dwelling or be in close proximity to it.
- The Provincially mandated Agricultural System and Natural Heritage System prescribed in the GPGGH are proposed to be eliminated through the repeal of the GPGGH.
- The new natural heritage policies to be included in the new PPS have not, as of the date of this report, been released for review and comment.

At their May 17th, 2023 meeting County Council endorsed all of the staff recommendations in this report with the exception of those related to section 4.3.3 of the draft new PPS regarding severances in prime agricultural areas. It is staff's understanding that County Council felt that it should be at the discretion of local

municipalities to be able to determine how many severances are permitted in these areas.

Preservation of the agricultural systems across the Province is crucial to help ensure the ongoing viability of the agricultural sector of our communities and our economy, and to contribute to a sustainable food supply in the future. Township staff concur with the position of non-support in the County's report (as attached). Selwyn staff are recommending support for County staff's recommendation noted in 4.3.3. recognizing that there are provisions in the new Policy to permit local discretion in the mapping of local agricultural lands (i.e. severance restrictions would apply to viable agricultural lands, while permitting the opportunity for severances on non-productive lands). **It is recommended that the Province provide financial supports and other resources to municipalities to conduct this mapping exercise.**

Staff are also recommending that the following **additional comments** be made with respect to other proposed changes which are significant from the Township's perspective.

- While the GPGGH directed that existing rural employment areas (i.e. industrial areas) could continue to be permitted, new rural employment areas were not permitted. Under the GPGGH, expansions to existing rural employment areas is also only permitted in support of existing industry. The draft new PPS is not clear on the issue of rural employment lands. **It is recommended that the Township request that the new PPS provide clear policy in support of rural industrial uses and areas in appropriate locations based on rural servicing levels and that rural industrial uses not be limited to agricultural-related industrial uses.**
- With regard to municipal servicing (water and wastewater), the new PPS directs that municipalities maintain a minimum 3-year supply of servicing capacity for new residential units with suitable zoning for those units including any units in draft approved or registered plans of subdivisions. This introduces a new required analysis and red-tape regarding municipal servicing capacity assessment. **It is recommended that the Township request this policy be replaced with a policy that reflects the in-effect required compliance with Ministry of Environment, Conservation and Parks (MECP) policy regarding annual capacity reporting of municipal services. Under the current Municipal Class Environmental Assessment process, planning for additional capacity begins when water and wastewater systems are at 80% of capacity and construction of additional capacity is initiated at 90% of capacity.**

The new PPS will not require passage in the legislature as it is approved by the Lieutenant Governor in Council. If approved, an effective date of fall 2023 is anticipated based on the implementation proposal document released by the Provincial government.

Financial Impact

None as proposed in this report.

Strategic Plan Reference

Achieve excellence in governance and service delivery.

Environmental Impact

None as proposed in this report.

Attachments

- County of Peterborough Staff Report PPW 2023-13 including Appendix A for this report.



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Janice Lavalley

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