



## County of Brant Council Report

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**To:** To the Mayor and Members of County of Brant Council  
**From:** Pam Duesling, General Manager of Development Services  
Emily Sousa, Development Planner  
**Date:** May 9, 2023  
**Report #:** RPT-0201-23  
**Subject:** New Proposed Provincial Planning Statement 2023 & Bill 97 Helping Homebuyers, Protecting Tenants Act, 2023 – Proposed Legislative Update and Comments  
**Purpose:** For Information and Direction

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### Recommendation

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That RPT- 0201-23 New Proposed Provincial Planning Statement 2023 & Bill 97 Helping Homebuyers, Protecting Tenants Act, 2023 – Proposed Legislative Update and Comments be received; and

That RPT-0201-23 be forwarded to the Province of Ontario through the associated consultations posted on the Environmental Registry and Ontario Regulatory Registry as appropriate; and

That the new proposed Provincial Planning Statement, specifically proposed policy 4.3.3 – Lot Creation and Lot Adjustment has the potential to adversely affect farming in the County of Brant and overall food production and security for all of Ontario. Creating any additional residential lots in the agricultural area, particularly prime agricultural areas (class 1-3 soils) is not supported by the County of Brant. It is estimated that an approximate 7,768 acres of prime agricultural lands will be taken out of production as a result of this proposed policy change in the County of Brant. The Lot Creation and Lot Adjustments policies of the 2020 Provincial Policy Statement should remain; and

That the County of Brant request the Province of Ontario commit to an enhanced municipal consultation process such as by establishing technical working groups with municipalities, Indigenous communities, and other stakeholders on the proposed policy changes in the new Proposed Provincial Planning Statement 2023; and

That report RPT-0201-23 be shared with the two Conservation Authorities having jurisdiction within the County of Brant.

### Executive Summary

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On April 6, 2023, the Ontario government released a proposed new *Provincial Planning Statement*, which is proposed to combine and replace the Provincial Policy Statement, 2020 (PPS), and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The *Provincial Planning Statement* was posted on the Environmental Registry of Ontario (ERO), for a 60-day commenting period until June 5, 2023.

This report is an overview of the new proposed Provincial Planning Statement. Staff are seeking direction from Council to submit formal comments to the Province prior to this date.

Also on April 6, 2023, the Province introduced *Bill 97, Helping Homebuyers, Protecting Tenants Act, (2023)*. This was posted on the Environmental Registry of Ontario (ERO) on April 6, 2023, for a 30-day commenting period until May 6, 2023. This proposed legislation includes changes to the Planning Act, Development Charges Act, and Ministry of Municipal Affairs Act, further to what was proposed in Bill 23. With this short timeframe, County of Brant staff will not bring comments forward to the Province, but will provide an overview of the legislation through this report. At the time of this report Bill 97 had Second Reading in Consideration of a Bill at the Ontario Legislature.

## **Strategic Plan Priority**

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Strategic Priority 1 - Sustainable and Managed Growth

Strategic Priority 2 – Effective Communications

Strategic Priority 5 - Healthy, Safe and Engaged Citizens

## **Impacts and Mitigation**

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### Social Impacts

Changes to provincial planning policies through expanding or identifying new settlement areas could further increase residential development and urban population in the County of Brant. Socially, additional soft and hard services will be further required.

### Environmental Impacts

The proposed *Provincial Planning Statement* does not include policies and/or definitions related to Natural Heritage Systems, which are currently contained in the 2020 PPS and Growth Plan. The environmental policies remain under consideration by the government and will be made available later in a separate posting on the ERO.

### Economic Impacts

Proposed changes to the definition of Employment Areas and the ability to remove employment lands to other uses if the lands are not required and do not meet the definition. Further protection of long-term needs of employment areas and Provincially Significant Employment Zones are proposed.

Additionally, proposed changes to provincial planning policies through the creation of lots in the agricultural areas and additional opportunities for Additional Residential Uses (ARUs) will likely require increased staffing resources and/or the requirement for some planning duties to be delegated to staff. It is anticipated that the integration of the PPS and Growth Plan will result in a streamlined review of development applications and homes are expected to be built faster, create more development income, and potentially strengthen the County of Brant tax base.

The Long-Term Financial impact to additional growth either through additional residential expansion lands or employment lands have not been calculated at this time.

## Report

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### Background

Over the past three years, the Province of Ontario has released several legislative policy and planning changes, including:

- *More Homes, More Choice Act* – Royal Assent on June 6, 2019
- *A Place to Grow Act* – August 28, 2020 – Revisions to Schedule 3 Forecasts
- Housing Affordability Task Force Report – February 8, 2022
- *Bill 109, More Homes for Everyone Act, 2022* – Royal Assent on April 14, 2022
- *Bill 23, More Homes Built Faster Act, 2022* - Royal Assent on November 29, 2022
- *Bill 97, Helping Homebuyers, Protecting Tenants Act, (2023)* and a new proposed *Provincial Planning Statement* – Introduced April 6, 2023

The proposed new *Provincial Planning Statement, 2023* integrates the PPS and the Growth Plan to create a single, province-wide, housing-focused land use planning policy document. Integrating the *PPS* and the *Growth Plan* is intended to simplify the planning process and assist the Province of Ontario in creating 1.5 million homes over the next 10 years.

The current *PPS* is issued under the authority of the *Planning Act*, and is the primary provincial planning tool, which applies to all of Ontario. The *PPS* provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the *PPS* sets the policy foundation for regulating the development and use of land.

The *Growth Plan* has been in effect since 2005 and is intended to direct growth and development of the Greater Golden Horseshoe.

As *Bill 97, Helping Homebuyers, Protecting Tenants Act, (2023)* contains relatively minor legislative changes to a number of Acts and was only provided a commenting period of 30 days (April 6, 2023 – May 6, 2023), County of Brant staff will not be bringing formal comments forward to the Province but have provided an overview of the proposed legislative changes.

The following is a review of the proposed *Bill 97, Helping Homebuyers, Protecting Tenants Act, (2023)* and the new proposed *Provincial Planning Statement* and staff's comments.

### Analysis

The following is an overview and comments on the proposed *Bill 97, Helping Homebuyers, Protecting Tenants Act, (2023)* that are relevant to planning and development in the County of Brant:

#### **Proposed Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023**

##### New Ministerial Powers

Bill 97 enhances Ministerial powers to exempt lands that are the subject of Minister's Zoning Orders (MZOs) from complying with provincial and municipal policies when other planning approvals are applied for (e.g., plans of subdivision). The intent is to give the Minister the ability to address situations where an MZO permits residential uses in an area where an Official Plan may not. Changes also include making regulations regarding the transition to a new provincial

policy statement. Ministerial powers are also proposed to make regulations on the power of municipalities to regulate demolition and conversion of residential rental properties.

**Analysis:** Staff have no comment.

#### New Effective Date for Bill 109 Planning Application Fee Refunds

Bill 97 amends the Planning Act to extend the deadline in which a municipality is required to refund fees for processing an application from January 1, 2023 (as previously legislated through Bill 109, More Homes for Everyone Act, 2022) to July 1, 2023. Refunds owing as a result of applications filed with no decision between January 1 and July 1, 2023 are deemed not to be required.

**Analysis:** The County of Brant has previously provided a report to Council (RPT-0290-22) outlining process changes to minimize refund requirements and has implemented these changes to improve efficiency and reduce time in between processing and making decisions for development applications.

#### Additional Details on Bill 23 Additional Residential Units

Bill 97 revises wording passed from Bill 23 to permit up to three (3) dwelling units (one being primary and up to two ARUs) on “parcel of urban residential land” to “parcel of land.” Bill 97 proposes to clarify that Official Plans and Zoning By-laws can require more than one (1) additional parking space for the ARUs (in addition to what is required for the primary residential unit).

**Analysis:** The proposed policies will increase housing in both rural and urban communities. Currently, only one (1) ARU is permitted in rural and urban areas under the County of Brant Zoning By-law. If passed, there are no concerns with this proposed change as the County’s draft final Official Plan looks to permit up to three (3) dwelling units in residential areas consistent with provincial legislation.

#### Site Plan Control for Developments of 10 or Fewer Units

Bill 23 previously removed municipal authority to require Site Plan Control (SPC) for housing developments with 10 or fewer units. A new regulation is proposed which prescribes areas where SPC could apply to developments containing ten or fewer units specifically within 120 metres of a shoreline and 300 metres of a railway line.

**Analysis:** This proposal would allow the County of Brant to apply SPC to these identified areas if issues such as drainage, servicing connections, and more would be best addressed through this process. If passed, the County’s Site Plan Control By-law would need to be updated to reflect this change.

#### Appeals to Passing Interim Control By-law

Bill 97 proposes to expand appeal rights for Interim Control By-laws to include “Any person or public body who was given notice of the passing of a by-law” and shortens the appeal period from sixty (60) to fifty (50) days. Currently the Planning Act only permits the Minister to appeal the initial passing of an Interim Control By-law and public bodies or persons may only appeal extensions of the by-law.

**Analysis:** Interim Control By-laws are used to freeze development up to a maximum of one (1) year for a municipality to study, design, and enact development policies and regulations for the new, contentious developments where the Zoning By-law otherwise fails to appropriately address concerns. If passed, future initial passings of Interim Control By-laws may be open to appeals by members of the public and public bodies.

## **Proposed Provincial Planning Statement, 2023**

The following is an overview and comments on the proposed *Provincial Planning Statement, 2023* that are relevant to planning and development in the County of Brant:

### Removal of Municipal Comprehensive Review (MCR)

The new proposed *Provincial Planning Statement* makes no mention of Municipal Comprehensive Reviews (MCR), which has otherwise been a requirement since the release of the 2005 PPS. MCRs previously were required to ensure population and employment projections, opportunities for intensification, infrastructure improvements, and other matters related to growth management were assessed and considered at the time of revisiting the Official Plan every 5-10 years. MCR has been a requirement for settlement area boundary expansions, employment land conversions, and removal of prime agricultural areas. As it is now proposed, the aforementioned matters would be addressed through an Official Plan Amendment, at any time.

**Analysis:** If passed, the proposed removal of the MCR may require the County to undergo more frequent Official Plan Amendments to address growth management matters.

### Changing Policy Direction and Language

The new proposed *Provincial Planning Statement* proposes merging the *Growth Plan (2020)* and *PPS (2020)* into a single, provincewide, planning policy instrument. However, this proposal does not propose to apply previously geographic-specific *Growth Plan* policies universally across the Province, but rather select policies from each that the Province sees as important to facilitate the construction of more housing.

The proposed changes in the new proposed *Provincial Planning Statement* make several changes to specific policy language, such as changing directive or prohibitive language (e.g., municipalities “shall”) to more supportive or enabling language (e.g., municipalities “should,” “promote,” or “encourage”). Typically, policies in the *Growth Plan (2020)* were more restrictive than what was required in the *PPS (2020)*, if those policies were included at all. Some examples of more restrictive policies that were included in the *Growth Plan (2020)* are now included in the new proposed *Provincial Planning Statement* with more flexible language. Examples include “encouraging” municipalities to consider the use of Agricultural Impact Assessments (AIAs) in some areas, or the Agricultural System approach.

**Analysis:** Locally, these changes will provide the County of Brant with more discretion and flexibility to design and implement policies to facilitate the construction of housing. Provincially, the flexible language in proposed policy may translate to inconsistent interpretation, design, and implementation of planning policy across municipalities.

### Repeal of the Growth Plan – Changes to Growth Forecasting and Planning Horizons

When updating Official Plans, it is proposed that municipalities will be required to have enough land designated for a minimum of 25 years; this change is from a planning horizon of up to 25 years. Planning authorities are expressly allowed to extend beyond this horizon for infrastructure and employment areas. It is proposed that development permitted through a MZO may be in addition to the project needs identified in the Official Plan.

Intensification Targets within Built-up Areas (BUAs) will no longer apply; and Density Targets within Designated Greenfield Areas (DGAs) are to be a minimum of 50 residents and jobs per hectare.

The “Proposed Approach to Implementation” document attached to the PPS, states that if an Upper or Single-Tier municipality’s Official Plan is in progress, it is expected that the municipality would continue to use the current 2051 growth forecasts in Schedule 3.

When a municipality is to update their Official Plans in the future, it is expected that municipalities in the GGH would move towards their own forecasting of population and employment growth (like all other municipalities in the province).

**Analysis:** The eventual removal of the Schedule 3 Growth Forecasts and a prescriptive Land Needs Assessment Methodology will shift how the County of Brant addresses growth management in the future. The use of MZOs which supersede established growth-related municipal policies may present a challenge as the County attempts to design policies that right-size settlement areas, establish intensification targets, and plan for infrastructure investments.

#### Large and Fast-Growing Municipalities

“Large and Fast-Growing Municipalities” is a new term in the new proposed *Provincial Planning Statement* and is defined as a list of 29 municipalities. Certain policies in the new proposed *Provincial Planning Statement* will be mandatory for Large and Fast-Growing Municipalities.

**Analysis:** The County of Brant is not identified as a “Large and Fast-Growing Municipality,” and is not subjected to several policy sections such as Strategic Growth Areas, Transit Areas, or identifying Housing Targets.

#### Settlement Area Boundary Expansions

With the proposed removal of MCR, municipalities can create and/or expand settlement areas at any time outside of a Municipal Comprehensive Review as part of an Official Plan Update. Tests in the proposed new proposed *Provincial Planning Statement* to expand settlement areas are not as restrictive as they are currently in the *PPS (2020)* or Growth Plan, but still identify needs for appropriate servicing, phased urban development, and impacts to the Agricultural area including Minimum Distance Separation (MDS) and Agricultural Impact Assessments. Landowners can continue to apply for boundary expansions at any time through an Official Plan Amendment to change a land use designation.

**Analysis:** Proposed policy may streamline processes to expand settlement areas where required. Staff are in favour of the proposed changes provided that priority is given to expansion in fully serviced areas and agricultural impacts are avoided, minimized, and mitigated. While the ease of settlement area expansions will consume more agricultural land, staff favour this proposal over the proposal to create new residential lots in the agricultural area (see below) as the expansion of fully serviced settlement areas are a more efficient use of land.

#### Changes to “Areas of Employment”

Bill 97 and the new proposed Provincial Planning Statement look to change the definition of “area of employment” to only include areas with permitted uses such as manufacturing, uses related to research and development in connection with manufacturing, warehousing, movement of goods, and retail and office uses associated with the aforementioned. The proposed changes explicitly exclude institutional and commercial uses (other than those accessory to those mentioned) from this revised term.

The new proposed Provincial Planning Statement is proposed to permit the removal of employment lands to permit other uses (outside of an MCR) if a municipal demonstrate there is a need for the removal, the proposed uses will not adversely affect the viability of the employment area, and infrastructure is planned or available to accommodate proposed uses. Landowners may also apply to remove or ‘convert’ employment lands.

Municipalities wishing to protect uses currently located in Employment Areas that are not proposed to be included in the revised definition will need to amend their Official Plans to permit their use.

**Analysis:** These changes will impact the County of Brant as currently both the current Official Plan (2012) and the draft final Official Plan (2023) permit a limited range of commercial and institutional uses outside of the new proposed definition for “areas of employment.” Official Plan Amendments to authorize the continuation of these uses will be required.

#### Definition of ‘Affordable’ Housing

Current references to “affordable” housing and housing that is “affordable to low and moderate income households” in the PPS (2020) are no longer included in the new proposed *Provincial Planning Statement*. Policies speak to permitting and facilitating all housing options required to meet economic requirements of current and future residents. “Economic requirements” is not a defined term. The new proposed Provincial Planning Statement speaks to a range and mix of “housing options” throughout the document, however “housing options” has been modified from the current PPS (2020) definition to remove “affordable housing” as an example of a housing option.

**Analysis:** The concept of affordable housing will be left to the County to define. The draft final Official Plan defines “affordable housing.”

#### Natural Heritage

The proposed new proposed *Provincial Planning Statement* notes that as of April 6, 2023, Natural Heritage policies and related definitions remain under consideration and revision by the provincial government. Once available, proposed policies and definitions will be available for further review and input under a separate posting on the Environmental Registry of Ontario.

**Analysis:** Staff have no comment at this time as we await the draft policies.

#### Additional Residential Units

The new proposed *Provincial Planning Statement* outlines further opportunities in the agricultural area for ARUs

According to policy 4.3.2.5 subordinate to the principal dwelling, up to two additional residential units may be permitted in prime agricultural areas, provided that:

- a) any additional residential units are within, attached to, or in close proximity to the principal dwelling;
- b) any additional residential unit complies with the minimum distance separation formulae;
- c) any additional residential unit is compatible with, and would not hinder, surrounding agricultural operations; and
- d) appropriate sewage and water services will be provided.

The additional residential units may only be severed from the lot containing the principal dwelling in accordance with policy 4.3.3.1.

**Analysis:** Staff are of the opinion that this policy provides an excellent opportunity for additional affordable housing or the “missing middle” typology by creating opportunities for generational living in the agricultural area with low carbon footprints.

However, staff are unclear as to what the last sentence of policy 4.3.2.5 suggests. Is the “principle dwelling” defined as the dwelling that existed on January 1, 2023 or does this suggest that on each new severed lot that 2 ARUs could also be severed? This specific sentence in the policy “The additional residential units may only be severed from the lot containing the principal dwelling in accordance with policy 4.3.3.1.” is poorly written and needs further clarification from the Province.

### Lot Creation in the Agricultural Area

The most significant change for the County of Brant proposed under the new *Provincial Planning Statement* is new policies for residential lot creation in prime agricultural areas.

The current PPS discourages residential lot creation in prime agricultural areas, and only allows lots to be created for agricultural uses, agricultural related uses, a residence surplus to a farming operation or for limited infrastructure. The proposed changes of policy 4.3.3.1a) would allow additional permanent residences and the severance of the additional residences, and the creation of new residential lots in the agricultural area subject to the following criteria:

4.3.3.1 Residential lot creation in *prime agricultural areas* is only permitted in accordance with provincial guidance for:

a) new residential lots created from a lot or parcel of land that existed on January 1, 2023, provided that:

1. agriculture is the principal use of the existing lot or parcel of land;
2. the total number of lots created from a lot or parcel of land as it existed on January 1, 2023 does not exceed three;
3. any residential use is compatible with, and would not hinder, surrounding agricultural operations; and
4. any new lot:
  - i. is located outside of a specialty crop area;
  - ii. complies with the minimum distance separation formulae;
  - iii. will be limited to the minimum size needed to accommodate the use while still ensuring appropriate sewage and water services;
  - iv. has existing access on a public road, with appropriate frontage for ingress and egress; and
  - v. is adjacent to existing non-agricultural land uses or consists primarily of lower-priority agricultural lands.

The residence surplus to an agricultural operation as a result of farm consolidation are essentially unchanged at this time.

It should also be noted that the new proposed *Provincial Planning Statement* also states that Official Plans and Zoning By-laws shall not contain provisions that are more restrictive than the above policies except to address public health or safety.

**Analysis:** The new proposed lot creation policies in the agricultural area are a significant change from the *PPS (2020)*. Residential lot creation in prime agricultural areas has been discouraged since the Countryside Planning/Foodland Guidelines were issued by the Province of Ontario in the 1970s. The purpose of this provincial-wide planning document was to ensure the protection of prime agricultural land for food production.



Like many other rural municipalities across the Province, the County of Brant is primarily prime agricultural lands (class 1-3 soils) and agriculture is extremely important to the economy and the production of food.

The current and proposed County of Brant Official Plan policies protect this agricultural resource and direct non-agricultural related development to settlement areas.

It is good rural planning practice for housing in the agricultural area to not fragment the land base. The Province’s proposal to allow for scattered residential development through lot creation does not further the interests of the agricultural industry. Scattered residential lot creation in the prime agricultural areas may:

- increase conflict with modern farming practices,
- increase MDS restrictions on the placement of new barns;
- reduce the number of units being built in settlement areas where municipalities have invested substantial funds on services (hard and soft), and
- increase the demand on municipalities to provide enhanced rural services (e.g., more frequent snow plowing, road maintenance, garbage collection, emergency services, etc.)

If the Province’s intention is to permit three (3) residential lots from every agricultural parcel/lot, this has the potential to result in thousands of non-farm related lots in the agricultural area across the County. The Province should reconsider this substantial policy direction change and the long-term effects it will have on the protection of prime agricultural lands, the Agricultural System, and maintaining the ability for farmers to farm.

The following is an overview of the potential lot creations in the County of Brant as a result of policy 4.3.3.1 a). In total it would be possible for 7,768 new non-farm related lots to be created in the agricultural area.

Size of Agricultural Parcel	Number of Lots that can be created	Number of eligible parcels in the County	Total Acreage of Land Lost
2 – 2.99 acres	1 severance	280 parcels	280 acres
3 – 3.99 acres	2 severances	150 parcels	300 acres
4.00+ acres	3 severances	2,396 parcels	7,188 acres
<b>TOTAL</b>			<b>7,768 acres</b>

Currently there are 142,506 acres (57,670 ha) of prime agricultural lands in the County of Brant (class 1-3 soils). If this proposed lot creation policy change has the potential to create 7,768 new lots it is possible for 7,768 acres (3,143 ha) of agricultural land to be removed in the County (assuming each lot is approximately 1 acre in size).

Furthermore, Statistics Canada (2022) reported 48,346 farms in Ontario in 2021. If each farm creates 3 new lots, there is a potential to create 145,038 new non-farm related lots across Ontario. Again, this could mean the reduction of 145,038 acres (58,694 ha) of agricultural lands out of production. It should be noted that this number does not include those agricultural parcels/lots that are not active farming operations (as only farming operations will have participated in the Census of Agriculture).

The overall impact is much, much larger with virtually all prime agricultural land exposed to many residences. The creation of new lots in the agricultural area will inevitably change farming in Ontario as more land use conflicts will be created.

Furthermore, according to Statistics Canada (2021), Ontario has some of the largest percentage of livestock farms in Canada. The creation of new lots in the agricultural area will result in various MDS creating minimal opportunities for new or expanding livestock. Below are maps identifying the impact of MDS in the County of Brant.



The Province should provide clarification on the criteria in the policies for creating new residential lots in the agricultural area. The following are points of clarification sought:

- What constitutes agriculture? Does this include all agricultural designated parcels (whether or not they are active in production), parcels with farming operations, or should rural/ estate lots also be considered? There is no definition for **agriculture** in the proposed new Provincial Planning Statement. Should the definition for **agricultural uses** be utilized? Would agriculture include all lots/parcels with a dwelling? A dwelling is considered a permitted use in the Agriculture zone in the County of Brant Zoning By-law.
- What is considered to be **adjacent** to a non-agricultural use? Does a non-agricultural use include a residential dwelling?
- What are **lower-priority agricultural lands**? Does this include specifically non-prime agricultural lands (class 4-7 soils)? Does this simply include lower than class 1 soils? Does this include poor agriculture production lands based on a Planning Justification Report? Or does **lower-priority agricultural lands** mean something different all together?
- How should the County of Brant move forward with our A9 zoning restrictions? A9 zoning is currently the mechanism utilized to prohibit additional dwellings on remaining farmland as a result of surplus farm dwelling severances. Will these A9 parcels be prohibited from further severance opportunities or will these lands be afforded the same severance opportunities as all other agricultural parcels/lots? Currently, there

are 120 parcels in the County of Brant that are zoned A-9 with a total area of these lots being 9,135 acres.

Furthermore, the County of Brant poses the following questions to the Province related to the new lot creation policies:

- What will agriculture look like in the County because of this policy change?
- What will be the impacts of severances on servicing and ground water in particular?
- What will be the impact on livestock operations?
- How will this new policy affect aggregates in Ontario?
- Will this help the affordable housing need in Ontario?
- What will be the impact on farmland values?
- What will be the impact on farm family succession planning?
- What land use conflicts will be created from this policy?

At its meeting on April 24, 2023, the County of Brant Agricultural Advisory Committee passed the following resolution: “The County of Brant Agricultural Advisory Committee is opposed to proposed Policy 4.3.3 – Lot Creation and Lot Adjustment within the new proposed 2023 *Provincial Planning Statement*. Creating any additional residential lots in the agricultural area, particularly prime agricultural areas (class 1-3 soils) has the potential to adversely affect farming in the County of Brant and overall food production and security for all of Ontario. It is estimated that an approximate minimum 7,768 acres (3,143 ha) of prime agricultural lands will be taken out of production as a result of this proposed policy change in the County of Brant. The County of Brant would like to see the Lot Creation and Lot Adjustments policies of the 2020 Provincial Policy Statement remain.”

### **Next Steps**

The County of Brant staff will continue to provide updates to Council on the outcome and next steps of the proposed new *Provincial Planning Statement* including proposed policies and definitions under Chapter 4.1 - Natural Heritage.

The policy team will continue to analyze and implement planning tools necessary to respond to changes as a result of implementation of a new *Provincial Planning Statement* such as the creation of Lots and ARUs in the Agricultural area.

It is unclear at this time how the proposed changes will impact the County’s Draft New Official Plan. The new County of Brant Official Plan will be going forward for approval on May 29 and 30, 2023. Staff will continue to connect with MMAH London on next steps and updates. Continued emphasis will be placed on incorporating new legislative changes as the New Official Plan project moves forward.

### **Attachments**

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1. Proposed New Provincial Planning Statement

### **Prepared By**

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Emily Sousa – Development Planner

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### **Reviewed By**

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Jennifer Boyer – Manager of Policy Planning

Alison Newton – CAO

Copied To

1. Alysha Dyjach, Director of Council Services, Clerk
2. Senior Management Team (General Managers - all)
3. Mat Vaughan, Director of Development Planning

By-law and/or Agreement

By-law Required

No

Agreement(s) or other documents to be signed by Mayor and /or Clerk

No