



**REPORT NO. 22 DEVELOPMENT SERVICES COMMITTEE MEETING (MAY 30, 2023)**

8.2.5 [COMMENTS ON THE PROPOSED PROVINCIAL PLANNING STATEMENT](#) (10.0)

Whereas the City of Markham made a pledge, committing to facilitating the construction of 44,000 new units by 2031 to support the Provincial housing goal;

Whereas many of the changes in the Proposed Provincial Planning Statement are counterproductive to the housing goal and may result in uncoordinated planning and development;

Whereas Markham Council strongly opposes privately initiated employment conversions in an effort to provide a balance between residential and economic growth;

Whereas on May 30, 2023 the commenting period on the proposed Provincial Planning Statement was extended to August 4, 2023 which provides an opportunity for the Province and municipalities to collaborate and find appropriate solutions to addressing the housing crisis before the policies are finalized;

Therefore, be it resolved:

1. That Council request the Minister of Municipal Affairs and Housing to immediately convene a meeting with the Ontario Big City Mayors and appropriate stakeholders/industries to provide the rationale of the proposed Provincial Planning Statement and collaboratively find alternative solutions to achieving the housing targets that do not erode other areas of the provincial policy framework that municipalities rely upon to support realization of complete communities, infrastructure planning, and the wise use and management of our natural resources, and,
2. That the report dated May 30, 2023 titled “Comments on the Proposed Provincial Planning Statement” be received; and,
3. That this report be forwarded to the Minister of Municipal Affairs and Housing as the City of Markham’s comments on the Proposed Provincial Planning Statement; and,
4. That the Province be advised of the City of Markham’s concerns in changes to the planning system in Ontario that eliminates the Provincial Policy Statement and Growth Plan, potentially resulting in less affordable housing, more urban sprawl, uncoordinated growth and inefficient use of infrastructure investments; and,
5. That the Province include policies on affordable housing and maintain the definition of “affordable” tied to income thresholds for low to moderate income individuals in the Proposed Provincial Planning Statement; and,

6. That the Province include growth forecasts in the Proposed Provincial Planning Statement for large and fast growing municipalities to continue the integrated and coordinated approach to managing growth and delivering infrastructure; and,
7. That the Province maintain a standard methodology for determining the supply of land needed to support forecasted growth to ensure a consistent approach across Ontario; and,
8. That the Province include policies in the Proposed Provincial Planning Statement requiring municipalities to meet minimum intensification targets and minimum density targets in greenfield areas to support the development of compact and complete communities and the efficient use of infrastructure; and,
9. That the Province include policies in the Proposed Provincial Planning Statement for the creation of new settlement areas or settlement area boundary expansions to only occur as part of a comprehensive process through a municipally initiated official plan amendment; and,
10. That the Province maintain the existing definition of employment area, including the discretionary consideration of institutional and commercial uses (retail and office) to support economic growth. Should the proposed definition be approved, provisions be included in the Proposed Provincial Planning Statement permitting the protection and continuation of existing employment area uses; and,
11. That Council support the proposed flexibility to consider employment conversions outside of a municipal comprehensive review/comprehensive review, but recommends that the Province restrict conversions to those initiated by a municipality; and,
12. That the Province maintain policies and growth forecasts from the Growth Plan that link land use planning and infrastructure planning to support growth in the Proposed Provincial Planning Statement. Should the Province proceed without growth forecasts, a methodology for identifying and protecting for longer term infrastructure should be provided to municipalities; and,
13. That the Province include policies in the Proposed Provincial Planning Statement that includes the incorporation of development approved through a Minister's Zoning Order as a part of the 25 year planning horizon, and not in excess; and,
14. That Council support the inclusion of strategic growth area and major transit station area policies in the Proposed Provincial Planning Statement as they relate to fast and large growing municipalities; and,
15. That Council not support the proposed new lot creation policies in rural areas and agricultural areas; and,
16. That the Province consider adding a specific policy to address lot creation on a smaller parcel to enable the protection of protected heritage resources in rural and agricultural areas; and,
17. That the Province re-introduce policies from the Provincial Policy Statement on Energy Conservation, Air Control and

Climate Change in the Proposed Provincial Planning Statement and the overall approach to preparing for the impacts of a changing climate; and,

18. That the Province maintain the existing cultural heritage and archaeological resource policies and definitions from the Provincial Policy Statement and Growth Plan in the Proposed Provincial Planning Statement, and add a new policy that addresses unprotected built heritage resources and cultural heritage landscapes; and,
19. That the Province provide training to municipalities prior to the Proposed Provincial Planning Statement coming into effect as the changes represent a significant shift in the land use planning framework in Ontario; and further,
20. That Staff be authorized and directed to do all things necessary to give effect to this resolution.



Kimberley Kitteringham  
City Clerk

Cc: A. Prasad  
G. Cescato  
D. Lyons  
D. Wedderburn  
L. D'Souza

**Attachment**

[DSC Report - Comments on the Proposed Provincial Planning Statement.pdf](#)  
[Appendix A - Key Policy Concepts Revoked or Modified from the PPS 2020 and Growth Plan.pdf](#)  
[Appendix B - City of Markham Comments on the Proposed PPS.pdf](#)  
[PRESENTATION - Comments on Provincial Planning Statement\\_May 29\\_v2.pdf](#)