

STAFF REPORT: **Planning and Building Services Department**



REPORT TO: **Council**
MEETING DATE: **August 9, 2010**
REPORT NO.: **PL.10.75**
SUBJECT: **Provincial Policy Statement
Review, 2005 (PPS) Review**
PREPARED BY: **Cindy Welsh, MCIP, RPP
Senior Policy Planner**

A. Recommendations

THAT Council does hereby receive Planning Staff Report PL.10.75, Provincial Policy Statement, 2005 (PPS) Review and the comments contained therein; and

THAT Council directs staff to forward this report to the Ministry of Municipal Affairs and Housing as the Town of The Blue Mountains comments on the Provincial Policy Statement, 2005 (PPS) Review in response to the posting on the Environmental Registry (# 010-9766); and

THAT this report be forwarded to the County of Grey.

B. Background

At the June 7, 2010 Planning and Building Committee meeting, staff reported on the current Provincial Policy Statement, 2005 (PPS) Review process currently underway by the Province (Report No. PL.10.47). Staff were to bring forward a final report to Council on August 9, 2010, incorporating any additional comments Council may have. To date, no additional comments have been received by staff.

On July 8, 2010, the County of Grey Planning and Development Department held a meeting with local municipal planners to discuss current planning issues within the County. Peter Tollefsen, Director of Special Projects (Sustainability) and Cindy Welsh, Senior Policy Planner, attended this meeting. One item discussed was the Provincial Policy Statement, 2005 (PPS) Review process. Town staff brought forward issues raised in Report No. PL.10.47 at that time. County staff reported that they would be bringing forward a similar report to the County of Grey Planning and Community Development Committee and would incorporate the Town's comments into that document.

Additionally, as part of the Town's continued partnership with the Grey Bruce Health Unit (GBHU) pertaining to Healthy Communities and Operation Safe, Strong and Clean, Town staff have been invited to comment on the Grey Bruce Health Unit's draft commentary pertaining to the Provincial Policy Statement, 2005 (PPS) Review, with regards to healthy community development. The GBHU will meet with local area

planners on August 24, 2010, to discuss comments they receive prior to any formal submission to the Province from the Health Unit.

C. The Blue Mountains' Strategic Plan

1. Managing growth to ensure the ongoing health and prosperity of the community.

D. Environmental Impacts

Through the five-year review of the Provincial Policy Statement 2005, it is anticipated that the complex inter-relationships among economic, environmental, cultural and social factors will be strengthened within the land use planning process.

E. Budget Impact

Nil.

F. Attachments

1. Report No. PL.10.47 - Provincial Policy Statement Review, 2005 (PPS) Review.

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STAFF REPORT:

Planning and Building Services Department



REPORT TO: Planning & Building Committee
MEETING DATE: June 7, 2010
REPORT NO.: PL.10.47
SUBJECT: Provincial Policy Statement Review, 2005 (PPS) Review
PREPARED BY: Cindy Welsh, MCIP, RPP
Senior Policy Planner

A. Recommendations

THAT Council does hereby receive Planning Staff Report PL.10.47, Provincial Policy Statement, 2005 (PPS) Review; and

THAT Staff bring forward a final report incorporating comments from the Planning and Building Committee and Council at the August 9, 2010, Council meeting.

B. Background

The Province is conducting a review of the *Provincial Policy Statement, 2005 (PPS)*, to determine if any revisions are needed. The PPS sets out the Ontario government's policy direction for land use planning and development and supports the provincial goals of strong, liveable and healthy communities. The PPS is issued under Section 3 of the *Planning Act* and came into effect on March 1, 2005. The PPS provides policy direction on matters of provincial interest and is the basis of the Province's policy-led planning system. It provides the foundation necessary to regulate the development and use of land and applies province-wide.

The *Planning Act* requires that decisions on planning matters made by municipalities, the Province, the Ontario Municipal Board and other decision-makers "shall be consistent with" the PPS. This includes, for example, when municipalities develop their official plans and zoning by-laws. This standard ensures that the policies in the PPS are applied as an essential part of the land use planning decision-making process.

The PPS includes three major policy areas being: a) Building Strong Communities; b) Wise Use and Management of Resources; and c) Protecting Public Health and Safety.

Building Strong Communities

The PPS provides policy direction to help build strong communities in Ontario through:

- the effective management and use of land to meet current and future needs;
- the protection of employment areas and other policies to promote economic development and competitiveness;

- the provision of a range of housing types (including affordable housing) and densities to meet the needs of current and future residents;
- the availability of appropriate infrastructure, e.g., transportation systems and sewer and water services, to accommodate projected needs; and
- the promotion of energy efficiency and minimizing negative impacts to air quality.

Wise Use and Management of Resources

The PPS protects Ontario's natural heritage (e.g., wetlands and woodlands), water, agricultural, mineral, petroleum, mineral aggregate, cultural heritage and archaeological resources. The protection of these important resources helps to ensure Ontario's long-term prosperity, environmental health and social well-being.

Protecting Public Health and Safety

The PPS protects people, property and community resources by directing development away from natural or human-made hazards (e.g., flood plains or contaminated lands).

Comments

Staff have identified the following three areas that should be addressed as part of the PPS Review.

1. Agricultural-related Uses – Commercial and Industrial

Section 2.3.3.1 of the *Provincial Policy Statement, 2005* states:

“In prime agricultural areas, permitted uses and activities are: agricultural uses, secondary uses and agriculture-related uses.

Proposed new secondary uses and agriculture-related uses shall be compatible with, and shall not hinder, surrounding agricultural operations. These uses shall be limited in scale, and criteria for these uses shall be included in municipal planning documents as recommended by the Province, or based on municipal approaches which achieve the same objective.”

The PPS definition of agriculture-related uses means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

Staff are aware of the need to protect agricultural uses in prime agricultural areas from incompatible activities and land uses which would limit agricultural productivity. In order to have a sustainable agricultural land base, however, it is essential that secondary uses and value added business be allowed to be developed to help with the diversification of on-farm income. Farm-related commercial and farm-related industrial uses, as per the PPS, must be directly related to the farm operation and be in close proximity. This policy does not have the flexibility for value-added agricultural

businesses that may not be directly related to a farm operation, to be established within agricultural areas.

Staff are therefore recommending that the Ministry of Municipal Affairs and Housing, as part of the Provincial Policy Statement Review process, consider addressing a policy statement that would allow for value-added agricultural businesses that may not be directly related to a farm operation, to be allowed to establish within agricultural areas. The goal of such a policy would be to allow for the diversification of on-farm income.

2. Agricultural-related Uses – Tourism

The *Provincial Policy Statement, 2005*, does not directly address agricultural-related tourism uses. A key consideration for agricultural-related uses should be development of opportunities for tourism and other compatible economic development incentives within agricultural areas. Section 1.7.1 of the PPS states that “long-term economic prosperity should be supported by:

f) providing opportunities for sustainable tourism development.”

As there are no policies that relate directly to agri-tourism in the PPS, it is recommended that the Ministry of Municipal Affairs and Housing, as part of the Provincial Policy Statement Review process, consider developing a progressive agricultural-related tourism policy regarding land use. The goal of such a policy would be to strengthen and sustain agri-tourism.

3. Housing

Section 1.4.3 a) of the *Provincial Policy Statement, 2005*, states that Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

“establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households.”

The *Town of The Blue Mountains Official Plan* has no set minimum targets for affordable housing. The Province has an opportunity to further strengthen affordable housing policies within the *Provincial Policy Statement, 2005*, if Bill 58, an Act to amend the *Planning Act* with respect to inclusionary housing, is passed by the Ontario Government. Bill 58, if passed, would allow for:

- the adequate provision of a full range of housing, including housing that is affordable to low and moderate income households, as a matter of provincial interest;
- allow councils of local municipalities to pass zoning by-laws requiring inclusionary housing in the municipality and regulate the required percentage of affordable housing units in new housing developments in the municipality;

- allow municipalities to pass by-laws requiring that a specified percentage of housing units in all new housing developments in the municipality be affordable to low and moderate income households; and
- allow the approval authorities to impose as a condition to the approval of a plan of subdivision a requirement that a specified percentage of housing units in all new housing developments in the subdivision be affordable to low and moderate income households.

If Bill 58 is passed, it is recommended that the Ministry of Municipal Affairs and Housing develop policies to be included in the *Provincial Policy Statement, 2005*, to reflect the intent of Bill 58, if approved.

In summary, the following recommendations have been brought forward by Staff:

1. That the Ministry of Municipal Affairs and Housing, as part of the Provincial Policy Statement Review process, consider addressing a policy statement that would allow for value-added agricultural businesses that may not be directly related to a farm operation, to be allowed to establish within agricultural areas.
2. That the Ministry of Municipal Affairs and Housing, as part of the Provincial Policy Statement Review process, consider developing a progressive agricultural-related tourism policy regarding land use.
3. That the Ministry of Municipal Affairs and Housing develop policies to be included in the Provincial Policy Statement 2005, to reflect the intent of Bill 58, if approved.

Comment Submissions

Comments on the Provincial Policy Statement Review can be submitted a number of ways including:

- in writing to:

Provincial Policy Statement Review
Ministry of Municipal Affairs and Housing
Provincial Planning Policy Branch
777 Bay St., 14th Floor
Toronto, ON M5G 2E5

- via fax at (416) 585-6870
- via e-mail to PPSreview@ontario.ca
- or by visiting the following website and filling out the electronic form <http://www.mah.gov.on.ca/Page7244.aspx>

A public notice has also been posted on the Environmental Registry under EBR Registry Number: 010-9766. The posting can be accessed via the following web link:

<http://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTA5NjA4&statusId=MTY0NTcy&language=en>

C. The Blue Mountains' Strategic Plan

2. Managing growth to ensure the ongoing health and prosperity of the community.

D. Environmental Impacts

Through the five-year review of the Provincial Policy Statement 2005, it is anticipated that the complex inter-relationships among economic, environmental, cultural and social factors will be strengthened within the land use planning process.

E. Budget Impact

Nil.

F. Attachments

2. *Provincial Policy Statement Review Brochure.*
3. Environmental Registry Posting.
4. *Provincial Policy Statement, 2005: Discussion Paper for a Proposed Performance Monitoring Framework and Draft Indicators, Spring 2009.*

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