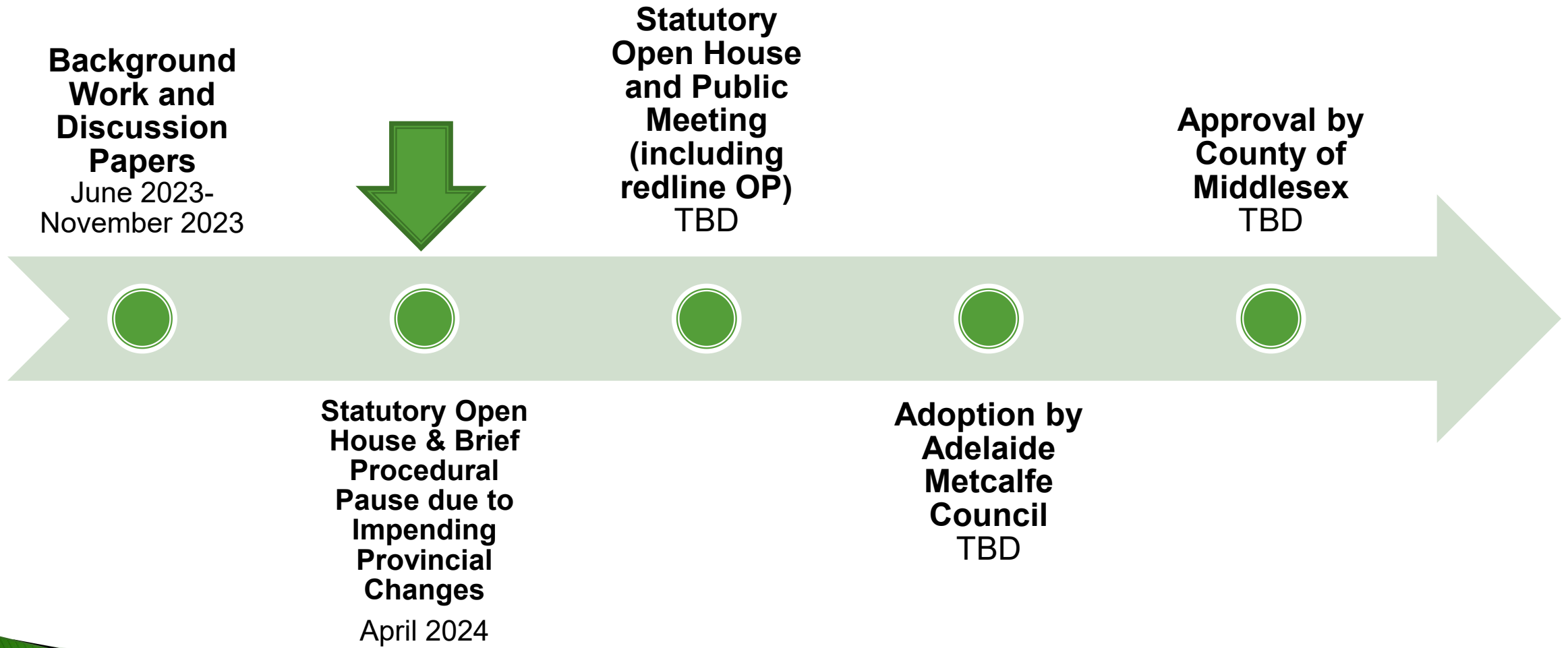


# Official Plan Review

Township of Adelaide Metcalfe

# Official Plan / Comprehensive Review Process Outline



# Purpose of Non-Statutory Open House

- ▶ The Township circulated notice of the Open House in accordance with the Planning Act on April 9<sup>th</sup> and previously posted notice in the Banner
- ▶ During the statutory notice period, the Province released an omnibus housing bill and proposed Provincial Planning Statement
- ▶ Township administration and planning staff recognized the impact of Provincial changes on this dynamic process and would like to incorporate changes into the existing redline
- ▶ As opposed to making a redline amendment that would be subject to future changes available to Council and the public, staff are diligently working on review of proposed changes and giving careful consideration to appropriate implementation and incorporation of changes into the existing redlined official plan



# Purpose of Non-Statutory Open House

- ▶ Cancelling this meeting would have been difficult given that notice had already gone out so staff are taking the opportunity to provide members of Council and the public with information pertaining to proposed changes and how it will impact this process, yet again
- ▶ The Township will hold another statutory Open House in accordance with the Planning Act once a fulsome redlined official plan that incorporates necessary changes is available
- ▶ Timing is a bit of a moving target and contingent on Provincial decisions and implementation dates



# Provincial Changes

- ▶ On April 10, the provincial government released its most recent proposals in support of the 'Housing Supply Action Plan'
  - Bill 185, the Cutting Red Tape to Build More Homes Act
  - Proposed New Provincial Planning Statement
  - Bill 185 proposes amendments to the Development Charges Act, Municipal Act, and Planning Act, among others
  - Many proposed changes would undo changes implemented through previous housing bills
- ▶ The last 5 years have marked a period of almost constant change in Provincial direction on land use planning policy and legislation, municipal regulatory authority, among others



# Bill 185 and the Planning Act

- ▶ Planning fee refunds implemented through Bill 109 revoked
- ▶ Removal of third party appeals for official plan and zoning by-law amendments
- ▶ Community Infrastructure Housing Accelerator implemented through Bill 23 repealed and replaced with a new framework for requesting a Minister's Zoning Order (MZO)
- ▶ The Minister would be given new regulation making authority to remove zoning barriers for small multi-unit residential developments (ARUs)



# Provincial Policy Statement

- ▶ The existing 'Provincial Policy Statement' and 'A Place to Grow: Growth Plan for the Greater Golden Horseshoe' provide provincial policy direction on land use planning
  - It is proposed to combine the two documents into a new province-wide 'Provincial Planning Statement' (PPS)
  - In general, a move to a more permissive planning framework with less stringent requirements from a growth management perspective
  - The proposed changes are foundational and if approved would represent a fundamental shift in how municipalities undertake planning



# Provincial Policy Statement

The proposed PPS policies are grouped under five pillars:

1. Generating an appropriate housing supply
2. Make land available for development
3. Provide infrastructure to support development
4. Balance housing with resources
5. Implementation





# Impacts of Impending Provincial Changes on the Official Plan Review Process

- ▶ What we did not see transfer over from 2023 proposed Provincial Planning Statement
  - Residential lot creation in agricultural areas (totaling 4 lots), existing agricultural policies are generally maintained except there is additional flexibility for on-farm housing
  - Minimum 30-year planning horizon with no maximum
  - Removal of the word 'affordable' in its entirety from the document



# Impacts of Impending Provincial Changes on the Official Plan Review Process

- ▶ Several changes would impact how municipalities consider settlement boundaries including:
  - Requirement to base forecasts on Ministry of Finance 25-year population and employment projections
  - Minimum 20-year planning horizon to a maximum of 30-years (as opposed to current 25-year)
  - Moving away from the requirement for Municipal Comprehensive Review
  - Lessening the criteria for boundary expansions
  - Allow land-owners to seek on a case-by-case basis and enable appeal rights through proposed amendments to the Planning Act
    - These appeal rights were removed in 2004 and have been effective in ensuring that municipalities are able to undertake growth management planning in a comprehensive and coordinated manner



# Impacts of Impending Provincial Changes on the Official Plan Review Process

- ▶ If the Provincial Planning Statement is approved as proposed, the Township's Official Plan would require further amendments to the growth management policies, employment policies, Additional Residential Unit policies, among others
- ▶ Removal of requirement for Municipal Comprehensive Review would provide Council with additional flexibility, but adds complexities in coordinating growth management and infrastructure planning
- ▶ Potential removal of third party appeals on the Official Plan
- ▶ This is a fundamental change to how municipalities plan for growth, historically tied to more stringent requirements



# Next Steps

- ▶ Redlined official plan to incorporate any necessary changes
  - To be posted on the Township website and circulated to Council for feedback
  - Statutory Public Open House
  - Statutory Public Meeting (likely two weeks after Open House)
  - Council consideration and potential adoption of redline official plan
    - TBD
    - Contingent on Provincial decision and any applicable implementation dates
- ▶ Council education session or additional presentation on Provincial Changes once we have more direction from the Province



# Discussion and Questions

