



Regular Council Meeting

To:	Mayor and Council
Date:	October 21, 2024
From:	Karen Ellis, Director of Planning
Report Number:	PEB 2024-48
Subject:	Provincial Planning Statement, 2024

Recommendation:

That Council receive Report PEB 2024-48 for information.

Overview:

On August 20, 2024 the Province of Ontario released the final version of the Provincial Planning Statement, 2024 (PPS, 2024). The new PPS is set to take effect on October 20, 2024.

The PPS, 2024 replaces A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the PPS, 2020 and integrates them into a single land use planning document that applies to the entire province. Some new policies and definitions are included in the PPS, 2024. In some case, policies and definitions from the PPS, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) are incorporated and/or modified.

The PPS, 2024 is a policy statement for the purpose of Section 3 of the Planning Act. The PPS, 2024 will apply to all decisions related to planning matters on or after October 20, 2024 subject to a possible transition regulation. Unless otherwise noted in transition regulations, all municipal decisions, comments, submissions or advice affecting planning matters must be consistent with the PPS, 2024.

The purpose of this Report is to highlight the changes in the PPS, 2024 that most affect Cavan Monaghan Township.

Growth Projections

The PPS, 2024 does not require municipalities to plan for specific population and employment forecasts for an identified horizon year. Population and employment growth forecasts are to be based on Ontario Population Projections published by the Minister of Finance, which may be modified as appropriate (Policy 2.1.1). Despite this policy, the PPS, 2024 permits municipalities to continue to forecast growth using

population and employment forecasts previously issued by the Province for the purposes of land use planning (Policy 2.1.2).

When developing the Township's new Official Plan, population and employment projections currently contained with the Township's Growth Management Strategy and used in the development of the new County Official Plan will need to be reviewed in the context of provincial projection information.

With the new PPS, the development potential of lands under a Minister's Zoning Orders must be considered in addition to the projected needs established in the Official Plan (Policy 2.1.3). The development potential of some MZO lands in Cavan Monaghan Township (i.e. CSU and Vargas plans of subdivision) is included in the Township's Growth Management Strategy Addendum. The GMS Addendum reflects the land mass required to accommodate the growth projections. Further review of the projections and anticipated land mass requirements will be required as part of the revisions to the new County of Peterborough Official Plan and when developing the Township's new Official Plan.

With the development of the new Township Official Plan, the Township must ensure that sufficient land is made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond 30 years (Policy 2.1.3).

Policy 2.1.6 indicates that planning authorities should support the development of complete communities. In the PPS, 2024, complete communities are defined as "places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations."

Millbrook is the serviced settlement area for the Township of Cavan Monaghan. Current Official Plan policy for the Millbrook area. While current policies in the Township's Official Plan speak to the development of a range of land uses, a range of housing types, public service facilities etc., further consideration of the complete community concept will be discussed during the development of a new Township Official Plan.

Zoning By-laws

The PPS, 2024 requires municipalities to keep their zoning by-laws up to date by establishing minimum densities, heights and other development standards to accommodate growth and development (Policy 6.1.6).

The Township has plans to update the comprehensive zoning by-law for the Township once a new Official Plan has been approved. In the interim, housekeeping zoning by-law amendments will be used to address immediate issues.

Housing

Planning authorities must continue to provide for an appropriate range and mix of housing options and densities. Minimum targets for the provision of housing that is affordable to low- and moderate-income households is required (Policy 2.2.1 (a)).

The term “affordable” housing has also been incorporated into the PPS, 2024 definition of “housing options”. The definition is similar to the definition in the PPS, 2020 with “regional market area” being replaced with “municipality.”

Settlement Areas and Settlement Area Boundary Expansion

The PPS, 2024 requires planning authorities to establish and implement minimum targets for intensification and redevelopment within built up areas, based on local conditions (Policy 2.3.1.4). Municipalities are also encouraged to establish density targets for designated growth areas, based on local conditions (Policy 2.3.1.5). Designated growth areas are defined as “lands within settlement area designated for growth or lands added to settlement areas that have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 2.1.4 a), as well as lands required for employment and other uses.”

Policy 2.1.4 a) requires municipalities to maintain the ability to accommodate residential growth for a minimum of 15 years through lands designated and available for residential growth. This requirement has implications for municipal servicing and infrastructure requirements.

Planning authorities may identify new settlement areas or allow a settlement area boundary expansion at any time (i.e. outside of the Municipal Comprehensive Review process). While this policy is a significant change in provincial direction and provides planning authorities with more flexibility, Policy 2.3.2.1 requires planning authorities to consider set criteria when identifying a new settlement area or allowing a settlement area boundary expansion. Some of the criteria include the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses, if there is sufficient capacity in existing or planned infrastructure and public service facilities, the evaluation of alternative locations which avoid prime agricultural areas, and the new or expanded settlement area provides for the phased progression of urban development.

Notwithstanding policy 2.3.2.1 b), new settlement areas may only be established where it has been demonstrated that infrastructure and public services facilities to support development are planned or available (Policy 2.3.2.2).

Employment

The PPS, 2024 remains committed to the provision of an appropriate mix and range of employment, institutional and broader mixed uses to meet long-term needs (Policy 2.8.1.1 a)).

Policy 2.8.1.1 e) is a new policy that requires planning authorities to promote economic development and competitiveness by addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

Policies in the PPS, 2020 require separation or mitigation from sensitive land uses within employment areas planned for industrial and manufacturing uses. This policy direction has been removed and replaced with Policy 2.8.2.4 that requires planning authorities to maintain land use compatibility between sensitive land uses and employment areas in accordance with the land use compatibility policies contained in section 3.5 so as to maintain the long-term operational and economic viability of the planned uses and functions of employment areas.

The PPS, 2024 also requires development on lands within 300 metres of employment areas to avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines (Policy 2.8.1.3).

Rural Areas

In rural areas, settlement areas remain the focus of growth and development. While lot creation is permitted on rural lands (lands outside settlement areas and prime agricultural areas), Policy 2.6.1 does not specifically identify multi lot residential development as a permitted use.

Up to two (2) additional residential units may be permitted in rural areas. In Millbrook, a serviced settlement area, two additional units – one unit inside the primary dwelling and one unit in an accessory building are permitted. In all other areas, a maximum of one accessory apartment inside the dwelling is permitted. Other options require a planning approval. The issue of permitting a second additional residential unit in the rural area, without a planning approval, requires consideration and input from members of the community, Staff and Council.

Agriculture

Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster long-term economic prosperity and productive capacity of the agri-food network (Policy 4.3.1.1). The adopted County Official Plan used the agricultural system approach. The agricultural system mapping approved in the County Official Plan will form the basis of the agricultural system mapping in the new Township Official Plan.

Policy 4.3.2.4 permits a principal dwelling associated with an agricultural operation to be located on prime agricultural areas as an agricultural use. Current Official Plan

policy and Zoning By-law regulations in the Township permit a principal dwelling associated with an agricultural operation.

Municipalities are allowed to permit up to two (2) additional residential units on a property in a prime agricultural area where a residential dwelling is permitted, provided that certain criteria are satisfied (Policy 4.3.2.5). The criteria include compliance with minimum distance separation formulae, compatibility with surrounding agricultural operations, the appropriate provision of sewage and water services, the ability to address public health and safety concerns, the requirement for the additional units to be of a limited scale and located within attached or near the principal dwelling or farm building cluster, and minimizing the land take out of agricultural production.

As indicated in the section on Rural Areas, permitting two (2) additional residential units on an agricultural property requires consideration and input from members of the community, Staff and Council.

The PPS, 2024 generally maintains current PPS policy about lot creation in prime agricultural areas. Policy 4.3.3.1 discourages lot creation and permits lot creation for agricultural uses, agriculture-related uses and infrastructure only. The policy also permits the severance of a residence surplus to an agricultural operation provided that certain criteria are satisfied (i.e. the requirement that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by severance).

Planning authorities are encouraged to support local food, facilitate near-urban and urban agriculture and foster a robust agri-food network (Policy 4.3.6.1).

Sewage, Water and Stormwater

Policy 3.6.1 a) requires that the planning for sewage and water services to accommodate forecasted growth be completed in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services.

Policy 3.6.1 b) is intended to ensure that services are provided in a manner that protects the quantity and quality of water. Policy 3.6.1 d) requires the integration of servicing and land use considerations at all stages of the planning process, including consideration of opportunities to allocate and reallocate the unused system capacity of municipal water and sewage services to support the efficient use of these services to meet current and projected needs for an increased housing supply. The integration of planning for sewage and water services is to be integrated with source protection planning (Policy 3.6.1 f).

The provision of appropriate levels of servicing for anticipated growth in the Millbrook settlement area will follow the recently adopted Master Servicing Plan.

Watershed Planning

Policy 4.2.3 encourages planning authorities to undertake watershed planning to inform planning for sewage and water services and stormwater management, including low impact development and the protection, improvement or restoration of the quality and quantity of water. Collaboration with local Conservation Authorities is encouraged.

Peterborough County has initiated a watershed planning project for the County. Township Staff will continue to monitor and participate in the project, as appropriate. In addition, the watershed planning policies in the current Township Official Plan will be reviewed and considered during the development of the new Township Official Plan.

Large and Fast-Growing Municipalities

The PPS, 2024 contains certain policies that apply only to large and fast-growing municipalities. Schedule 1 to the PPS, 2024 identifies those municipalities. The Township is not on the list. Peterborough County, the City of Peterborough and the City of Kawartha Lakes are not on the list. The Municipality of Clarington is the closest municipality to the Township that appears on the list.

Financial Impact:

Nothing at this time. Financial resources will be required in 2025 and 2026 to prepare a new Township Official Plan that conforms to a new Peterborough County Official Plan and is consistent with the PPS, 2024.

Respectfully Submitted by,

Reviewed by,

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