

Appendix I - Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023, and Proposed Provincial Planning Statement

Summary of the Proposed Provincial Planning Statement policy changes and implications

Chapter 1 Introduction		
Comment Area/Theme	Summary of Proposed Policy Changes	Implications of Change
Preamble	<p>Policy direction on matters applying only to Ontario’s largest and fastest growing municipalities with the greatest need for housing.</p> <p>Zoning and development permit by-laws should be forward-looking and facilitate opportunities for an appropriate range and mix of housing options for all Ontarians.</p>	<p>Preamble indicates that proposed PPS would now also provide policy direction on matters specific to large and fast-growing municipalities, which are defined to include the Cities of Mississauga and Brampton, and the Town of Caledon in Peel.</p>
Vision	<p>More than anything, a prosperous Ontario will see the building of more homes for all Ontarians.</p> <p>Ontario will increase the supply and mix of housing options and address the full-range of housing affordability needs.</p>	<p>The proposed PPS Vision focuses policy direction on supporting housing.</p>

Chapter 2 Building Homes, Sustaining Strong and Competitive Communities		
Comment Area/Theme	Summary of Proposed Change	Implications of Change
Housing/Growth Forecasts/Intensification and Greenfield Density Targets	<p>Requires municipalities to ensure that at the time of each official plan update, sufficient land is made available to meet projected needs for a time horizon of at least 25 years informed by provincial guidance.</p> <p>Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time.</p> <p>Removes the concept of specific population and</p>	<p>The removal of specific growth forecasts and minimum intensification and density targets that are part of the Growth Plan could result in a lack of a coordinated and consistent growth vision for the Greater Golden Horseshoe (GGH), and result in development that is not efficient from the perspective of maximizing the use of existing urban land and infrastructure, supporting transit, and minimizing the need to convert additional agricultural land for residential purposes. These targets provide</p>

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	<p>employment forecasts to 2051.</p> <p>Removes requirements for municipalities in the Growth Plan Area to meet minimum intensification and greenfield density targets.</p>	<p>for direction of growth to be focused in particular areas and in their absence planning for infrastructure and community needs will be difficult.</p> <p>This is a current requirement under the Growth Plan and municipalities would continue to use the 2051 targets at a minimum.</p> <p>In the future, municipalities will need to update these forecasts on their own.</p>
Greenfield Density Targets	<p>The proposed PPS removes the concept of a Designated Greenfield Area and only provides policy direction to ‘encourage’ not require large and fast-growing municipalities to plan new settlement areas and expansions at a minimum density of 50 residents and jobs per gross hectare.</p>	<p>The density target weakens direction for greenfield areas and may result in the need for additional land to accommodate growth and development that is less transit supportive.</p> <p>The use of a gross density measure for greenfield areas is not an appropriate calculation given the potential wide variation in environmental non-developable lands which could result in significantly different density outcomes.</p>
Minister’s Zoning Orders	<p>Proposed policy states that where the Minister of Municipal Affairs and Housing has made a Minister’s Zoning Order (MZO), the resulting developmental potential must be in addition to projected needs over the planning horizon established in the official plan. It shall be incorporated into the municipalities’ next official plan and related infrastructure plan.</p>	<p>Since an MZO can occur at anytime within a municipality, this policy can have negative implications for orderly planning of growth and development and infrastructure needs as projected in the municipal official plan.</p> <p>This could have financial implications and negatively impact servicing system capacity and complicate</p>

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		timing and planning of servicing for MZO areas that develop prior to an official plan update.
Affordable Housing Definitions and Targets	<p>This proposed policy expands the definition of housing options compared to that which is identified in the current PPS.</p> <p><i>Housing options</i> now include a broader range of options for residential intensification, including laneway housing, garden suites, and rooming houses. It can also refer to a variety of housing arrangements and forms such as but not limited to life lease housing, co-ownership housing, co-operative housing, community land trust, <i>additional needs housing</i>, and supportive, community, and transitional housing.</p> <p>The proposed PPS has two references to housing affordability and no definitions for affordable housing.</p>	The removal of the definitions for affordable rental and affordable ownership housing, and direction for municipalities to develop targets for affordable housing removes important policy support for municipalities to secure affordable housing through land use approvals.
Strategic Growth Areas	Provides that any reduction in the size or change in the location of <i>urban growth centres</i> identified in an in effect official plan (as of a date to be determined) may only occur through a new official plan or official plan amendment adopted under Section 26 of the <i>Planning Act</i> .	Retains the concept of strategic growth areas and the requirement that municipal official plans are to identify strategic growth areas for their municipalities including urban growth centres, major transit station areas and other areas where growth will be focused.
Major Transit Station Areas	Requires large and fast-growing municipalities to delineate the boundaries of <i>major transit station areas</i> on <i>higher order transit corridors</i> through a new official plan or official plan amendment adopted under Section 26 of the <i>Planning Act</i> .	Retains the concept of major transit station areas from the Growth Plan.

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Employment Areas	<p>Proposed policies will remove the need to consider employment area conversions at the time of a municipal comprehensive review and change how employment areas are defined in policy by narrowing the list of uses in an employment area by removing commercial uses such as office and retail.</p> <p>Municipalities will have the option of introducing amendments to their Official Plans to retain lands with excluded commercial uses (e.g., office and retail) in designated employment areas. Provincially significant employment zones have not been carried forward in the draft PPS, 2023.</p> <p>Outside of employment areas, the Province is proposing several policies that would make conversion of office and retail uses to residential easier.</p>	<p>The proposed PPS removal of the requirement for employment conversions to be undertaken through a municipal comprehensive review, removal of office uses in the definition, and ability to allow employment conversion requests to occur at any time is a concern as it weakens employment area protection for office and other uses and poses risks to losing the comprehensive approach to planning for employment areas.</p> <p>The removal of office uses from employment areas is a concern as it could affect the viability of employment areas and result in potential employment loss, more land use conflicts and higher land costs for employment uses including office uses.</p> <p>An additional concern is that if a significant number of new residential uses are introduced into established employment areas, this could create servicing challenges and trigger competing interests for areas that are planned and prioritized for residential growth.</p>
Settlement Area Boundary Expansions	<p>Removes requirement that settlement area boundary expansions be considered as part of a municipal comprehensive review. Settlement expansions could be considered at any time with less restrictive criteria and evaluation.</p> <p>The proposed PPS no longer requires land needs</p>	<p>With no requirement for municipal comprehensive reviews, settlement expansions may be requested or considered at any time. The proposed PPS criteria is not as stringent as in the Growth Plan, and only requires consideration of adequacy of servicing, phasing and some impacts to the Agricultural System.</p>

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	assessment and demonstration that opportunities to accommodate growth are not available through intensification and in designated greenfield areas based on minimum targets.	<p>There is no limitation on the ability of landowners from applying for an expansion, although the <i>Planning Act</i> continues to limit the ability to appeal the refusals of any such applications.</p> <p>The removal of growth forecasts and targets and less stringent requirements for settlement expansion will result in expansion requests that may lead to inefficient and more costly land use patterns, more conversion of agricultural land and greater environmental impacts.</p> <p>The proposed revoking of the Growth Plan will also remove policies that limit settlement expansion in the Greenbelt.</p>
Rural Areas and Rural Lands	<p>It is proposed that greater flexibility will be allowed in the development of rural areas.</p> <p>Allows for increased residential development on rural lands by permitting multi-lot residential development where site conditions are suitable to the provision of servicing.</p>	<p>The proliferation of non-farm residential lots in rural areas will lead to scattered rural development and a very low density, inefficient development pattern.</p> <p>Rural settlement areas should be the focus of growth in rural areas.</p>

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Chapter 3 Infrastructure and Facilities		
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General Policies for Infrastructure and Public Service Facilities	No longer has any reference to infrastructure and public service facilities to be provided in an efficient manner that prepares for the impacts of a changing climate.	Planning for climate change should be considered to be an important and necessary component of infrastructure planning.
Sewage, Water and Stormwater	<p>Planning for sewage and water services shall (among a list of other parameters) integrate with source protection planning.</p> <p>The proposed PPS states planning for stormwater (among other parameters) shall promote best practices, including stormwater attenuation and re-use, water conservation and efficiency and low impact development</p>	<p>There is recognition of the role of source protection planning when planning for sewage and water services in the proposed PPS.</p> <p>The proposed PPS while recognizing the need to promote best practices in planning for stormwater have not referenced the need in that planning to prepare for the impacts of a changing climate.</p>
Energy Conservation, Air Quality and Climate Change	Climate change policies have been consolidated into a dedicated section in the proposed PPS, however, key policies have been weakened or removed and opportunities to strengthen policy have not been addressed.	<p>Climate change is a serious issue that affects people, communities, and ecosystems at the global, national, and local levels.</p> <p>Stronger policies for climate change mitigation and adaptation including integrating climate considerations in growth management, infrastructure planning, and complete communities sections should be considered.</p>

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Chapter 4 Wise Use and Management of Resources		
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Natural Heritage, Water and Prime Agricultural Areas	<p>Natural heritage policies have not been included in the proposed PPS and will be released for consultation as part of a separate ERO posting. The Province has also indicated in a previous ERO posting that it is considering an ecological offsetting policy for natural heritage the details of which have not been provided at this time.</p> <p>Several key policy changes affecting prime agricultural areas have been proposed including the removal of the need to include the consideration of alternative locations that avoid prime agricultural areas when considering settlement expansions and requiring municipalities to permit up to three new residential lots on agricultural parcels in prime agricultural areas.</p> <p>Water resource policies will continue to require water quantity and water quality to be protected, restored or improved; however, key policies requiring watershed planning to be undertaken and inform decisions on allocating growth, settlement expansions and planning greenfield areas have been removed.</p>	<p>The proposed policy guidance for agriculture, water, and natural resources, that is intended to apply province-wide, does not address the needs for large and fast-growing municipalities in areas that have highly fragmented and vulnerable systems at risk of development pressures.</p> <p>Less stringent settlement expansion policies and policies that would permit residential lot creation in rural and prime agricultural areas are not supported.</p> <p>Policies will result in environmental impacts, the loss of agricultural lands, and more land use conflicts in agricultural areas. Key policies that are carried forward from the Provincial Policy Statement and Growth Plan are welcomed; however, additional elements tailored to needs of large and fast-growing municipalities are missing in the new framework and should be considered.</p>
Protecting Public Health and Safety	<p>Policies in the current PPS are largely carried over in the proposed PPS with few changes.</p>	<p>There are no implications with the proposed policies.</p>