

## Report PDR-PCD-18-14

**To:** Chair and Members of the Planning and Community Development Committee  
**From:** Alisha Buitenhuis, Planner  
**Meeting Date:** May 20, 2014  
**Subject:** **2014 Provincial Policy Statement – Important Changes**  
**Status:** Recommendation adopted as presented per Resolution PCD62-14 May 20, 2014; Endorsed by County Council June 3, 2014 per Resolution CC74-14;

### Recommendation

**THAT Report PDR-PCD-18-14 regarding important changes found in the 2014 Provincial Policy Statement be received as information.**

### Background

The Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act, sets out the Province's land use planning vision and policies. On February 24, 2014, the Ministry of Municipal Affairs and Housing (MMAH) released the 2014 PPS, which replaces the 2005 PPS. The 2014 PPS came into effect on April 30, 2014 and any application for which a decision by the approval authority will be made after this date must be consistent with the 2014 PPS policies. Exempt from this are applications submitted prior to June 1, 2007, which are not required to be consistent with the 2014 PPS.

This update to the PPS is not a major re-write. While some modifications to the County and Municipal Official Plans will be required as a result of the update, the changes will not be substantial. These changes will be incorporated into the proposed housekeeping County Official Plan Amendment.

### *Important Changes*

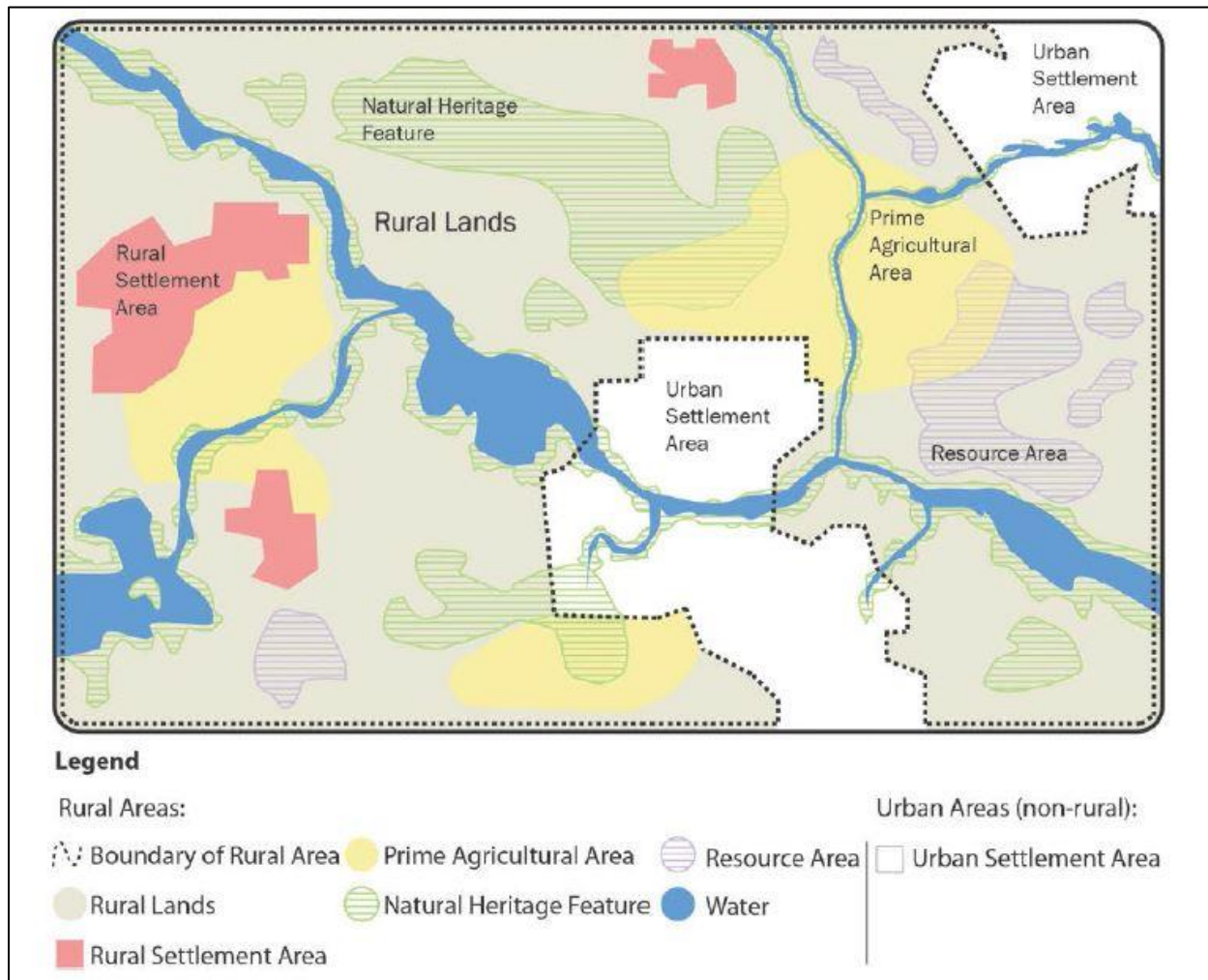
Several important changes have been noted in the new PPS which will impact planning in Grey County. These changes are outlined below.

## 1.0 Building Strong Healthy Communities

- 1.1.1.b - Second units and housing for older persons are now recognised as strategies to accommodate an appropriate range of residential uses.
- 1.1.3.8 – New or expanding settlement areas need to be in compliance with minimum distance separation formulae.
- 1.1.4 - Rural areas in municipalities are identified as being important to the economic success of the Province and our quality of life.
- 1.1.4.1 - The concept of ‘Rural Lands’ is introduced. Rural lands are defined as lands which are located outside of settlement areas and prime agricultural areas. Permitted uses on rural lands are:
  - The management or use of resources,
  - Resource-based recreational uses (i.e. recreational dwellings),
  - Limited rural residential development,
  - Home occupations and home industries,
  - Cemeteries, and
  - Other rural land uses.

Rural Lands are located within Rural Areas. An example Rural Area map can be found below (Figure 1), which may assist with the understanding of the new Rural Lands concept.

Figure 1: Example Rural Area Map



- 1.1.4.3 – It has been clarified that when directing development in rural settlement areas, consideration shall be given to rural characteristics, the scale of development and the provision of appropriate service levels. Studies for boundary expansions and employment area conversions may be less complex in rural settlement areas.
- 1.2.2 - Coordination with Aboriginal communities is encouraged.
- 1.6.6.4 - Development on private servicing is required to demonstrate that it will not negatively impact surface and groundwater resources.
- 1.6.6.5 - The five lot limit for development on private services has been removed. Instead, it has been replaced with infilling and minor ‘rounding out’ in settlement areas on septic tanks and wells where water and sewer services are not provided.
- 1.7.1 - Local food use is promoted.

## 2.0 Wise Use and Management of Resources

- 2.1.3 – Natural heritage systems are required to be identified.

- 2.1.5.f - Development and site alteration is not permitted in coastal wetlands unless it has been demonstrated that there will be no negative impacts on the wetland or its ecological function.
- 2.3.1 - 'Secondary uses' has been removed as a permitted use, and 'on-farm diversified uses' has been added. On-farm diversified uses are defined as uses that are secondary to the principal agricultural use of the property, and are limited in area. These uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Agri-tourism is defined as those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.
- 2.3.4.1.c.1 - Lot creation within prime agricultural areas which is the result of a residence surplus to a farming operation as a result of farm consolidation must be limited to the minimum size needed to accommodate servicing on-site.
- 2.5.1 - The identification of mineral and mineral aggregate resources when provincial information is available is required.
- 2.5.3.2 – Where there is a concentration of mineral aggregate resource operations, comprehensive rehabilitation planning is encouraged.
- 2.6.4 – Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 - Aboriginal interests in land use planning are recognized.

### 3.0 Protecting Public Health and Safety

- 3.1.3 – Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.
- 3.1.8 – Development shall be generally directed to outside areas of lands where there are hazardous forest types of wildland fires, unless the risk is mitigated. The Ministry of Natural Resources (MNR) will be releasing guidelines in the future in regard to identifying wildland fire risk areas and mitigation.

In addition to the 2014 PPS, the Province has also released documents that describe how to use the PPS in Northern Ontario and in Rural Ontario. The guide to Rural Ontario is attached below.

## Financial / Staffing / Legal / Information Technology

### Considerations

The County of Grey Official Plan will need to be updated. Financial considerations will be kept to a minimum as the changes will be incorporated with the proposed upcoming housekeeping Official Plan Amendment.

## Link to Strategic Goals / Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan, requires the continued management of growth and the application of sound land use planning principles. Keeping up to date with changes in Provincial policy assist with managing growth and is a sound land use planning principle.

## Attachments

[2014 Provincial Policy Statement](#)

[An Introduction to the Provincial Policy Statement, 2014: Rural Ontario](#)

Respectfully submitted by,

Alisha Buitenhuis  
Planner

Director Sign Off: *Randy Scherzer*