Draft Provincial Policy Statement Review 2012

Christine Newbold, MCIP RPP
Joanne Hickey-Evans, MCIP, RPP
Policy Planning & Zoning By-Law Reform Section

Overview of Presentation

1. What is the PPS?
2. How is it used?
3. Review Process
4. Highlights of Proposed Changes
5. Issues for Hamilton
6. Outstanding Committee Direction
7. Questions & Discussion
What is the Provincial Policy Statement (PPS)?

- Policy direction on matters of provincial interest (Planning Act)
- Policy foundation for regulating the development and use of land
- Articulates the land use planning directions and policies for:
  - Building strong communities
  - wise use and management of resources
  - protecting public health and safety
How is the PPS Used?

- “consistent with” the PPS
- Implemented through decisions on land use planning matters
- Municipalities are key implementers
- Official plans, secondary plans, zoning by-laws and decisions require consistency
PPS Review

- Planning Act requires a 5 year review
- review began in 2010
- Staff provided input through:
  - workshops
  - meetings
  - membership on committees and organizations (e.g. RPCO, OPPI)
  - Staff comments in Fall 2010
- Current draft released Sept 2012
Highlights of Proposed Changes

Clarity
- Interpretation, implementation

Coordination
- Economic development activity
- Multi-modal transportation systems
- Housing strategies

Impact of land use patterns
- Climate change and air quality
- Active transportation
- Waste management systems
Highlights of Proposed Changes

Long Term Economic Prosperity
- Expanded understanding of factors influencing prosperity

Rural Areas in Municipalities
- Importance of rural areas to economic prosperity and quality of life
- Need to protect and promote agriculture and ag-related uses is stronger
Highlights of Proposed Changes

Natural Heritage
- System planning is new in PPS (but not for Hamilton!)
- New stormwater management, sourcewater and sewage/water policies strengthen protection

Cultural Heritage
- Several additions and amendments require clarification
- Are our tools for conservation constrained?
Highlights of Proposed Changes

Agriculture

- Changes to uses permitted as agriculture broaden the uses
- Agri-tourism is specified but not well-defined
- Lack of clarity on new terms is problematic
- Policy on the scale of operations of ag-related uses is weakened
- A difficult balance
PPS Issues for Hamilton

Aggregates….an area of concern

Recommendation - Hold in Abeyance:
- Overlapping of issues between PPS and Aggregate Resources Act (ARA)

Alternative:
- Draft PPS should require needs assessments
- Extraction/rehabilitation plans should address economic impacts
- PPS should recognize that aggregate operations are not always an “interim use”
- Draft PPS language weakens the need to address impacts on natural heritage features
Outstanding Planning Committee Direction

Farm Consolidation

- Severances of surplus farm dwellings as a result of farm consolidation is permitted by PPS and Greenbelt
- Cost of process and practicality an issue for farm community – timing of land transfer an issue for PPS conformity
- Plan Committee/Council could address this issue as part of PPS review
- Changes to both PPS and Greenbelt Plan would be needed to effect change in Hamilton
Questions and Discussion