

# County of Bruce Plan the Bruce Update

County Council Workshop  
Thursday, May 11<sup>th</sup>, 2023



# Today's Agenda

1. Purpose & Objectives
2. Proposed Changes to the Provincial Policy Statement
3. Plan the Bruce Implications
4. Next Steps
5. Questions & Discussions

# Purpose & Objectives



# Purpose & Objective of the Workshop

- The **purpose** of today's Workshop is to provide an overview of changes to the Proposed Provincial Planning Statement and potential impacts to Plan the Bruce.
- The **objective** of today's Workshop is to:
  - Provide greater understanding of the Proposed Provincial Planning Statement; and
  - Provide Council with information about changes to the Provincial planning framework and potential implications for the Plan the Bruce project.

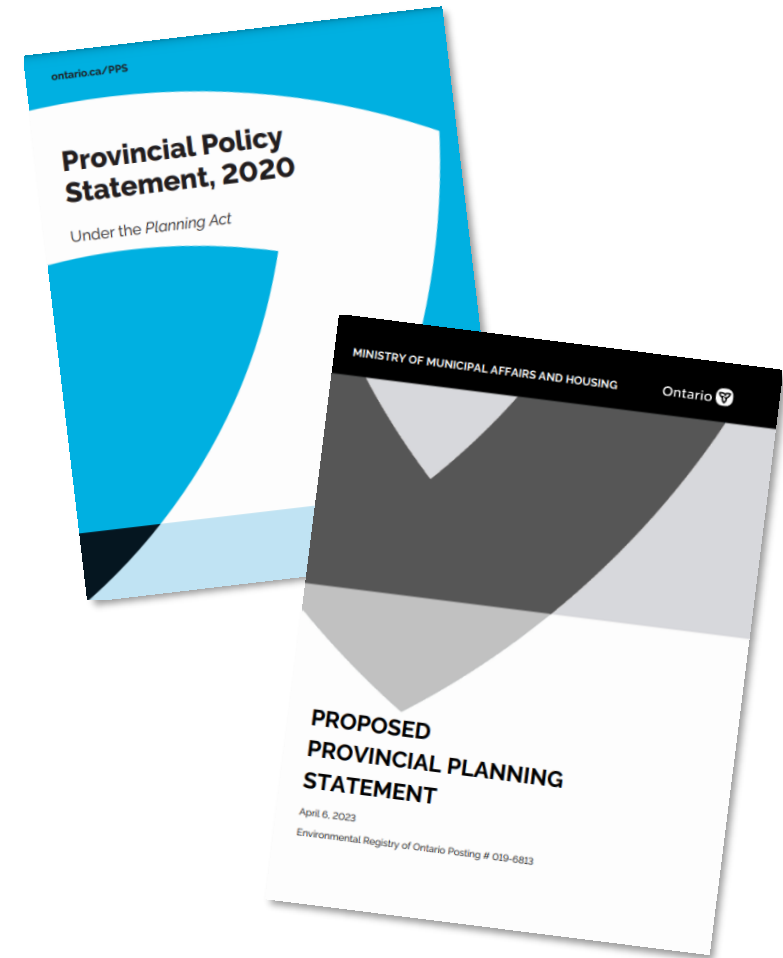


# Proposed Changes to the PPS



# General Overview

- On April 6, 2023, the Province announced several proposed changes to the planning system, including the **Proposed Provincial Planning Statement**.
- ERO is open until **June 5<sup>th</sup>, 2023**.
- Effective date to be determined, targeting **Fall 2023**.
- Natural heritage policies remain under consideration by the Province.



# General Overview

- Proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a **single land use planning document** (Proposed Provincial Planning Statement).
- Proposed policies grouped under four pillars, with the intent of:
  - Generating housing supply;
  - Making land available for development;
  - Providing infrastructure to support development; and
  - Balancing housing with other resource and land use needs.

# Structure of the Proposed 2023 PPS

- Format of the proposed 2023 PPS is very similar to 2020 PPS.
- Change language from Provincial Policy Statement to the Provincial Planning Statement (PPS).
- Brings concepts and definitions from the Growth Plan (e.g. Strategic Growth Area, and Major Transit Station Area) into the PPS.
- 29 municipalities (outside Bruce) listed as *large and fast-growing*



# Growth Management

- Broader permissions for residential intensification and housing options.
- Removal of policies directing planning authorities to accommodate a range of affordable and market-based housing types, targets for housing that is affordable to low- and moderate-income households, etc.
- Direction Shift from 'shall' to 'should' and 'as appropriate'
- Regional Market Area concept remains unchanged however appears decoupled from boundary adjustment conversations

# Settlement Boundary Adjustments

- Removal of **Comprehensive Review** from requirements for Settlement Area expansions or removal of lands from employment areas.
- Settlement area boundaries **can be expanded through Official Plan Amendment** applications
- Planning Authority **decision** on boundary expansion continues to be **sheltered from appeal**.

# Settlement Boundary Adjustments

- Criteria that **should** be considered for settlement boundary expansion:
  - Sufficient capacity in existing or planned infrastructure and public service facilities;
  - The applicable lands do not comprise specialty crop areas;
  - Complies with the minimum distance separation (MDS) formulae ;
  - Impacts on agricultural lands and operations avoided or minimized/mitigated ; and
  - Provides for phased progression of urban development.

# Employment

- Narrowed definition of “**Employment Areas**” to focus on uses which require setbacks from sensitive uses and prohibit any commercial uses that are not associated with the primary employment use and institutional uses.
- Scopes and clarifies the test for **employment conversion requests**.
- Removes the requirement for a *Comprehensive Review* for **removal of employment lands** from Employment Areas but has some similar criteria.
- Implications for long-term supply of employment lands in local plans.

# Agriculture

- Municipalities must identify Prime Agricultural Areas and are encouraged to use a systems-based approach (remains unchanged).
- Prime Agricultural Lands as “an area where agricultural uses predominate” has been removed, and the reference to provincial criteria has been removed.
- A principal residential unit and up to two additional residential units (ARUs) are proposed to be permitted in prime agricultural areas.



# Agriculture Consents

- Up to three\* lots are allowed to be created from lots existing on Jan 1/23 \*Unclear whether this is 3 lots, or three [additional] lots plus retained
- Limited to areas adjacent to an existing non-agricultural land use or within primarily lower-priority\* agricultural lands.

\*Unclear, could be identified by the farmer vs soil maps

- New lot(s) required to be compatible with / not hinder surrounding agricultural operations and meet MDS
- Municipalities may not be more restrictive except for health and safety\*

\*Unclear – hazards? Emergency services? Access? Separation from industry?

# Natural Heritage

- Natural heritage policies and related definitions **remain under consideration.**
- These policies were not made available for review on April 6<sup>th</sup>, 2023
- Placeholder in the Proposed Provincial Planning Statement that proposed policies and definitions will be **made available through a separate posting on the ERO.**
- Direction for **Water Resources** includes protection of all water supplies (not just municipal drinking water supplies)

# Cultural Heritage and Archaeology

- Removed “significant” from conservation of archaeological resources (i.e., all resources are significant)
- Planning Authorities now encouraged to develop Archaeological Master Plans for conserving archaeological resources (Bruce County’s is nearly complete)
- Increased focus on early engagement and ensuring that **Indigenous interests are considered** on land use planning matters.

# Infrastructure

- Recognizes **schools** as an element of a “complete community” and promotes innovation in design of schools and associated childcare.
- Maintains existing servicing framework.
- Prioritizes development on full municipal services, followed by private communal services, and then private individual services.
- Defines municipally owned communal services (water and sewage) as municipal servicing.
- Differing objectives of the D5-4 guideline, the PPS and Building Code around nitrates has not been resolved with changes to the PPS.

# Plan the Bruce Implications





# Biggest Policy Changes in Proposed PPS

- Additional flexibility for local municipalities to address localized growth constraints through boundary adjustments, etc.
- Long timeline for infrastructure Planning and removal of focus on intensification and redevelopment enables inefficient development.
- School supply a clear aspect of complete community design.

## Biggest Policy Changes in Proposed PPS (cont'd)

- Lot Creation in Agricultural Areas limits production and increases conflict –including ability to locate livestock facilities or including ability to locate livestock facilities or access mineral resources
- Greater role for onsite wastewater services without reconciling Ministry Guidelines and the Building Code.  
Guidelines and the Building Code.
- Uncertainty about natural heritage policy framework until subsequent ERO posting is issued.

# Proposed PPS Direction for Process

- Directs consultation / collaboration with a number of other stakeholders in implementing the Proposed Provincial Planning Statement including schools and indigenous communities
- Important for improved outcomes, but could constrain legislated timelines

# More or Less Unchanged in Proposed PPS

- Keeps policies from the current Provincial Policy Statement for Transportation Systems, airports, rail and marine facilities, natural hazards and human-made hazards, with some minor modifications.
- Continued requirement to prepare for the impacts of a changing climate.

# Next Steps





# Next Steps

- Proposed changes to the Provincial planning framework are **not confirmed** and are open to comment.
- Staff are currently reviewing the Proposed Provincial Planning Statement.
- Staff are preparing a response to the Province, which is due June 5<sup>th</sup>, 2023.
- Subject matter for June workshop will be confirmed pending this workshop and new information from the Province.
- OP work focuses on areas of minor change between policy statements

# Questions and Discussion



# Thank You

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