

Provincial Changes Update

October 21st, 2024

Municipality of Thames
Centre

Provincial Changes 2024

Bill 185, Cutting Red Tape to Build More Homes

Provincial Planning Statement

- ▶ Built upon the April 2024 draft document
- ▶ A more permissive planning framework
- ▶ Effective date of October 20, 2024
 - ▶ Transition regulations to be determined

Provincial Planning Statement

Growth Management

- ▶ Planning horizon of 20 to 30 years
- ▶ Based upon Ministry of Finance projections
- ▶ Municipal Comprehensive Review eliminated
 - ▶ Instead - consideration of need, supply, infrastructure, alternative locations, agricultural impact, and phased progression

Provincial Planning Statement

Agriculture

- ▶ Agricultural System Approach
- ▶ Additional Residential Units (ARUs)
 - ▶ Requirements including clustered with buildings, MDS, limited scale, etc.
- ▶ Lot creation policies not changed except severance of a residence surplus to an agricultural operation adjusted - 'one new residential lot per farm consolidation'

Provincial Planning Statement

Employment Areas

- ▶ Allows for conversion of employment lands to other uses subject to tests
- ▶ A new policy that requires all development within 300m of employment areas to avoid or mitigate impact on employment areas
- ▶ New definition in Planning Act and PPS which focusses on heavy industry

Provincial Planning Statement

Housing

- ▶ Furtherance of housing related policies including ARUs and definition of 'affordable' that matches DC Act

Servicing

- ▶ Hierarchy adjusted but full municipal services remains the highest priority
- ▶ Use it or lose it

Provincial Planning Statement

Looking Forward

- ▶ All decisions must be consistent with the PPS
- ▶ Province consulting on transition provisions
- ▶ Updates to official plans and zoning by-laws
- ▶ Applications for settlement expansions

Implications for the Municipality

- ▶ The new PPS is a significant change in land use planning policy for Ontario and necessitates updates to all official plans and zoning by-laws
- ▶ Represents a major overhaul to how municipalities plan for growth
- ▶ Transitions provisions may impact the Municipality's Official Plan OLT matters

Questions?