

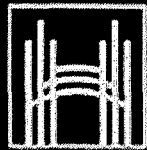
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Draft Provincial Policy Statement Review 2012

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Policy Planning & Zoning By-Law Reform Section**

Overview of Presentation

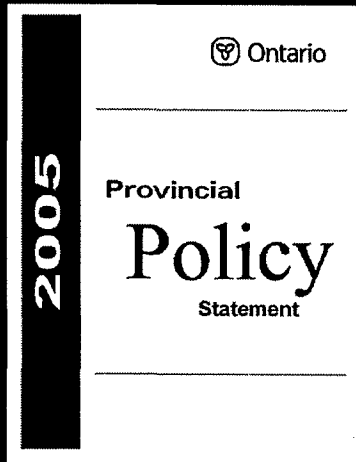
- 1. What is the PPS?**
- 2. How is it used?**
- 3. Review Process**
- 4. Highlights of Proposed Changes**
- 5. Issues for Hamilton**
- 6. Outstanding Committee Direction**
- 7. Questions & Discussion**



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What is the Provincial Policy Statement (PPS)?

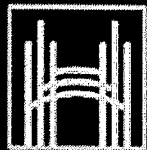
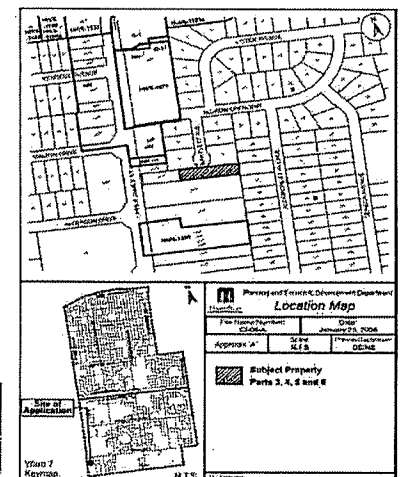
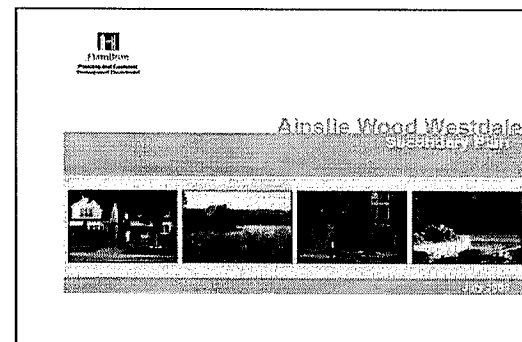
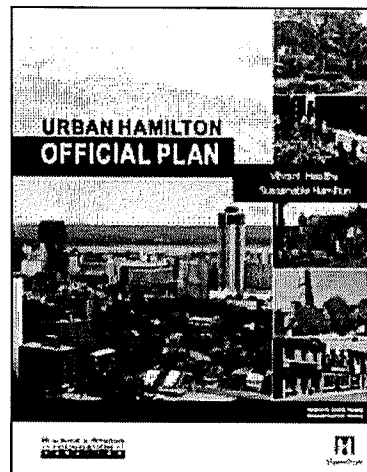
- Policy direction on matters of provincial interest (Planning Act)
- Policy foundation for regulating the development and use of land
- Articulates the land use planning directions and policies for:
 - Building strong communities
 - wise use and management of resources
 - protecting public health and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



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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



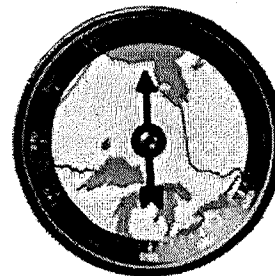
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PPS Review

- **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**



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Highlights of Proposed Changes

Clarity

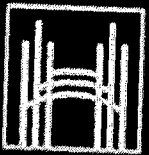
- Interpretation, implementation

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



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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



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Highlights of Proposed Changes

Natural Heritage

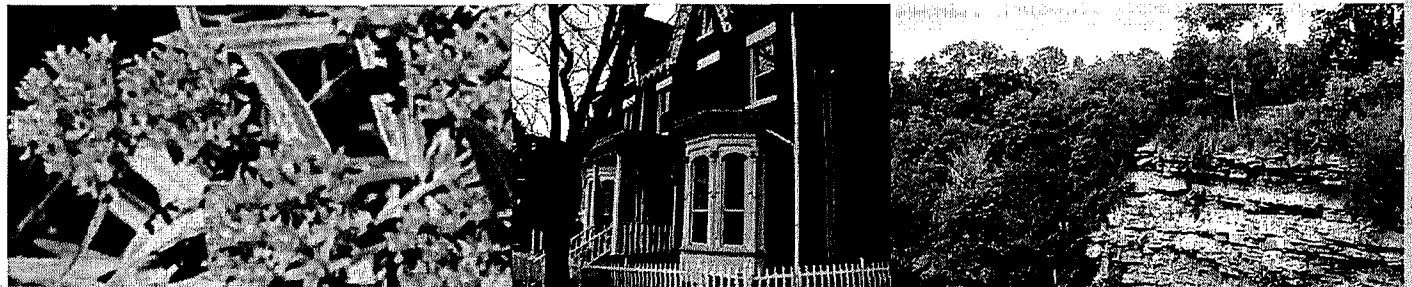
- System planning is new in PPS (but not for Hamilton!)
- New stormwater management, sourcewater and sewage/water policies strengthen protection

Cultural Heritage

- Several additions and amendments require clarification
- Are our tools for conservation constrained?



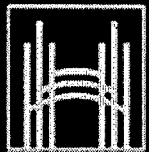
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Highlights of Proposed Changes

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



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PPS Issues for Hamilton

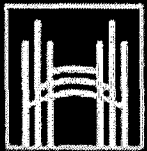
Aggregates....an area of concern

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



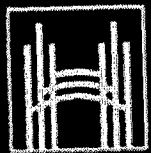
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Outstanding Planning Committee Direction

Farm Consolidation

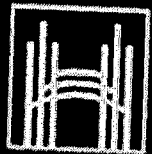
- Severances of surplus farm dwellings as a result of farm consolidation is permitted by PPS and Greenbelt
- Cost of process and practicality an issue for farm community – timing of land transfer an issue for PPS conformity
- Plan Committee/Council could address this issue as part of PPS review
- Changes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



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Questions and Discussion



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