

**COUNCIL ADDENDUM**

**Thursday, May 11, 2023 at 7:00 p.m.**

**W & M Edelbrock Centre, Dufferin Room, 30 Centre Street, Orangeville**

The meeting will be live streamed on YouTube at the following link:

<https://www.youtube.com/channel/UCCx9vXkywflJr0LUVkKnYWQ>

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**5. PROCLAMATIONS, DELEGATIONS AND PRESENTATIONS**

Not Listed on  
the agenda

**5.2. Proclamation: Pride Month**

**5.3. Delegation: Dufferin Federation of Agriculture**

Not Listed on  
the agenda

Representatives from the Dufferin Federation of Agriculture to address Council in regard to Bill 97 – Helping Homebuyers, Protecting Tenants Act, 2023.

**7. PRESENTATION AND CONSIDERATIONS OF REPORTS**

**7.5. Director of Development & Tourism’s Report – Proposed Provincial Policy Statement 2023 Concerns and Input**

Listed on the  
agenda

A report from the Director of Development and Tourism, dated May 11, 2023, to provide an overview of the proposed changes to the Provincial Planning Statements 2023 and associated amendments to the Planning Act as part of Bill 97.

THAT the report of the Director of Development and Tourism, “Proposed Provincial Policy Statement 2023 Concerns and Input”, dated May 11, 2023, be received;

AND THAT the Warden be authorized to sign the attached letter to the Environmental Registry of Ontario (ERO) by June 5, 2023.

**8. CORRESPONDENCE**

**8.2. Town of Orangeville**

Not Listed on  
the agenda

Correspondence from the Town of Orangeville, dated May 5, 2023, to the Honourable Sylvia Jones, MPP, regarding support for Bill 74 Missing Persons Amendment Act, 2023.



Report To: Warden Mills and Members of County Council

Meeting Date: May 11, 2023

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**Subject: Proposed Provincial Policy Statement 2023 Concerns and Input**

**From: Cody Joudry, Director of Development and Tourism**

### **Recommendation**

**THAT the report of the Director of Development and Tourism, “Proposed Provincial Policy Statement 2023 Concerns and Input”, dated May 11, 2023, be received;**

**AND THAT the Warden be authorized to sign the attached letter to the Environmental Registry of Ontario (ERO) by June 5, 2023.**

### **Executive Summary**

The purpose of this report is to provide an overview of the proposed changes to the Provincial Planning Statements 2023 and associated amendments to the Planning Act as part of Bill 97.

### **Background & Discussion**

The Provincial Government announced significant legislative, regulatory, and policy changes by introducing *Bill 97, Helping Homebuyers, Protecting Tenants Act*, as part of the housing supply action plan. If confirmed, this third round of policy change would continue the government’s redirection of the land development policy.

It is critical to understand the impacts of these proposed changes on land use, land supply and development in Ontario and to provide helpful recommendations as part of the County’s official submission to the Province on Bill 97.

### Provincial Planning Statement (PPS)

The new Provincial Planning Statement (PPS 2023) is a proposal to combine elements of the current Provincial Policy Statement (PPS 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe into a proposed single document that would streamline

Ontario's land use planning rules and encourage more housing. This combined document includes numerous changes compared to the current PPS 2020 that is intended to shorten and clarify the policies and facelift long-standing methods to Ontario's growth management. The Government also intends to introduce amendments to the Greenbelt Plan to indicate that previous policies in the PPS 2020 and the Growth Plan will continue to apply where the Greenbelt Plan refers to them. The specified plan is to ensure that there will be no change to how the Greenbelt Plan policies are implemented.

While the proposed changes might promote streamlining and refocusing existing policies to achieve the province's housing mandate, it also presents further challenges to the municipalities' authority in establishing Official Plan policies to further protect urban sprawl and protect prime agriculture land from being removed from the production system.

The following are some of highlights related to the new PPS (Provincial Policy Statement):

#### *Growth targets*

The province will no longer set required growth allocation for municipalities to plan specific population and employment targets for a prospect year. It is, however, expected that municipalities will use the 2051 targets at a minimum and future growth forecast to be delivered by the municipalities for a minimum of 25 years' worth of allocations available in terms of land, infrastructure, employment areas and strategic growth areas.

#### *Intensifications*

Although broader permissions for residential intensification are being proposed, the new PPS will have no specific targets to be accomplished by the municipalities, except for the definition and minimum density targets for Major Transit Station Areas.

#### *Introduction of strategic growth areas concept*

Focus growth areas to be identified in official plans, with a list identifying large and fast-growing municipalities.

#### *Municipal Comprehensive Review (MCR)*

Eliminate delineated built-up areas concept for buildup boundaries, allowing settlement area expansion without undertaking an MCR, increasing the opportunities for landowners to apply for an expansion, with the consideration of infrastructure suitability as a requirement.

### *Employment areas*

Proposed changes to the "Employment Area" definition within the Planning Act to exclude "commercial" and all other that can be accomplished within "mixed-use" areas, with fewer restrictions on employment conversion, and the elimination of Provincially Significant Employment Zones.

### *Agricultural*

Additional dwellings are to be permitted on Agricultural lands along with ground extensive energy facilities. Elimination of Provincially Mapped System, alternative evaluations for mineral aggregate extraction rehabilitation, and protection of specialty crop areas.

### *Climate Change*

Requirements to incorporate "climate change considerations" in development plans through policies within the Official Plans.

## **PPS 2023 Feedback**

If the new PPS is implemented as-is, there may be several unintended consequences including:

- Removing farmland from the commercial agriculture system in Ontario;
- Increasing significant urban sprawl which leads to higher costs for Ontarians;
- Weakening a coordinated approach to land use and strategic urban expansion;
- Low-density, car-dependent housing that is unlikely to drive housing prices lower.

The attached letter lays out three categories of recommendations that could address these concerns in greater detail:

- Protect Prime Agriculture Land
- Restrict Boundary Expansions
- Require Intensification Targets

## **Financial, Staffing, Legal, or IT Considerations**

It is difficult to estimate the exact impact on the planning activities and deliverables, but additional staff may be required to comply with the new proposed timelines and deliverables such as population forecasting with the elimination of the formal MCR process.

Staff will continue to identify and implement the necessary changes to our policies, procedures, and by-laws, to further evaluate development applications outside of settlement areas.

### **In Support of Strategic Plan Priorities and Objectives**

Good Governance – ensure transparency, clear communication, prudent financial management

Respectfully Submitted By:

Cody Joudry  
Director of Development and Planning

Prepared By:  
Silva Yousif  
Senior Planner

Attachment: Draft Letter to the Environmental Registry of Ontario

References:

[Re-writing Ontario's planning policies – proposed Provincial Planning Statement 2023 and Bill 97](#)

[Policy refresh – Ontario government proposes key changes to provincial planning policy](#)

Reviewed by: Sonya Pritchard, Chief Administrative Officer



May 11, 2023

**ERO number:** 019-6813

Ministry of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Attn: Minister Steve Clark

**Re: Comments on New Provincial Planning Policy (PPS) Instrument (to replace the Provincial Policy Statement and Growth Plan)**

This letter addresses the proposed changes to the Provincial Policy Statement and Growth Plan contained in Bill 97 from the perspective of the County of Dufferin. Although the County of Dufferin supports increasing the supply and improve housing affordability, we are concerned some of these changes will create unintended consequences and issues that work against the stated goals.

Dufferin County supports some of the elements that are introduced within Bill 97. For example, simplifying Ontario's land use planning rules will help streamline the development process. However, we find that this new consolidated document is heavy on policies that are likely to lead to more sprawl, but not policies that will necessarily make homes more affordable.

The following are three specific areas with associated recommendations to address our concerns:

**Protect Prime Agriculture Land**

The current PPS 2020 prevents residential lot creation in prime agricultural areas outside of a residence surplus created by farm consolidation. The proposed PPS 2023 permits up to three residential lots on an existing agricultural parcel. Policies like this have led to estate lots (e.g. Niagara Region) that are both expensive and permanently remove land from the commercial agriculture system. Additionally, the loss of farmland through this new policy will lead to unsustainable sprawl without solving the housing affordability crisis. Moreover, it will constrain the municipalities' authority in protecting agricultural lands that are crucial to food production and rural employment across Ontario.

#### Recommendation

Maintain the provincial agricultural systems approach with following improvements:

- Frequent regional re-evaluation; and
- Introduction of additional criteria to add lands to the rural and countryside designation.

#### **Restrict Boundary Expansions**

Current PPS 2020 requires that settlement boundary expansions are almost exclusively conducted as part of the Municipal Comprehensive Review (MCR) process. While the proposed PPS 2023 would require “Strategic Growth Areas” to be identified by municipalities, it would also allow landowners to apply to have their land included within a settlement area boundary without any real criteria or consideration of best possible use for that land (as is done through the MCR process).

Evaluating the merits of individual boundary expansion requests in isolation will challenge staff and Council’s ability to ensure decisions support fully planned communities for future generations. This includes ensuring infrastructure will be in place to support higher density developments which will help keep housing prices down.

In addition, there is already a significant supply of undeveloped land within existing settlement boundaries across Ontario. Requiring the removal of land from the settlement boundary that goes undeveloped for a period of time is a better approach. In essence it would encourage landowners holding onto land to “move it or lose it”, therefore keeping land prices competitive.

#### Recommendation

- Keep the timeline for reviewing larger proposals such as employment conversions and boundary expansions to Province, County or Municipality initiated Official Plan Amendments (i.e. 5-year Official Plan updates)
- Require the removal of greenfield sites that reside within a settlement boundary and go undeveloped after a specific period of time.

#### **Require Intensification Targets**

The proposed PPS 2023 supports intensification in principle, but without targets it is meaningless and will lead to urban sprawl. Urban sprawl ultimately leads to lower density housing which leads to higher costs per capita for infrastructure and soft services. All of these issues are counter to the Province’s stated goals in it’s Housing Supply Action Plan.



Recommendation

- Require intensification targets and minimum density targets in settlement boundaries.

**Summary**

The County of Dufferin strongly agrees with the Housing Affordability Task Force statement “that shortage of land isn’t the cause of the problem”. By enacting PPS 2023 as-is would weaken the systematic approach to land use planning in Ontario and would have a harmful long term and irreversible impact on land, agriculture, and financial sustainability. Specifically, the PPS 2023 as-is would:

- Remove farmland from the commercial agriculture system in Ontario;
- Drive significant urban sprawl which leads to higher costs for Ontarians;
- Weaken a coordinated approach to land use and strategic urban expansion;
- Create low-density, car-dependent housing that is unlikely to drive housing prices lower.

We strongly believe that Ontario collectively should focus on building new homes within existing urban boundaries by further intensifying our areas and focus on finetuning the land use policies currently in place to ensure developments that meet appropriate criteria move forward quickly.

Sincerely,

Warden Wade Mills  
County of Dufferin

May 5, 2023

Sylvia Jones, MPP  
80 Broadway 3rd Floor, Suite A  
Orangeville, ON, L9W 1K3  
Via Email: [sylvia.jones@pc.ola.org](mailto:sylvia.jones@pc.ola.org)

**Re: Bill 74, Missing Persons Amendment Act, 2023**

Dear Hon. Sylvia Jones,

On May 1, 2023, the Town of Orangeville Council received a delegation presentation regarding Bill 74 Missing Persons Amendment Act, 2023. Council then passed the below resolution.

“THAT the Town of Orangeville Council support the adoption of Bill 74, Missing Persons Amendment Act, 2023;

AND THAT Council direct staff to write a letter of support to be sent to Provincial partners and Dufferin County municipalities.”

Town Council is supportive in the amendment with respect to expanding the criteria for Amber Alerts for vulnerable persons to facilitate a search for a missing person who, because of their age, a disability or other circumstances whether temporary or permanent, is in a greater risk than the general population.

If you have any questions or would like to discuss our position, please feel free to contact me at any time.

Sincerely,



Lisa Post  
Mayor

cc. Michael Parsa, Minister of Children, Community and Social Services  
Monique Taylor, Critic, Children, Community and Social Services  
All Dufferin County Municipalities