



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Mark Paoli, Manager of Policy Planning
Date: Thursday, April 11, 2013
Subject: 2014 Provincial Policy Statement

1. Background:

The current Provincial Policy Statement (2005 PPS) came into effect on March 1, 2005. The *Planning Act* requires the province to review the Provincial Policy Statement every five years to determine if changes are needed. The province has completed its review and the 2014 Provincial Policy Statement will take effect on April 30, 2014.

The 2014 Provincial Policy Statement will apply to all decisions on a planning matter made on or after April 30. Council decisions, as well as comments, submissions, or advice on a planning matter shall be consistent with the 2014 Provincial Policy Statement. This will apply to development applications even if they were submitted before April 30.

2. Summary of Key Changes:

In the 2014 Provincial Policy Statement, the province addresses a number of policy areas not specifically covered by the 2005 Provincial Policy Statement, or revises existing policy areas with expanded detail and/or new terminology. The following sections are focused on changes that are likely to affect planning applications, planning policies, or require further research to better understand their implications.

2.1 Changes most likely to affect planning applications include:

- Greater flexibility on permitted uses in Prime Agricultural Areas:
 - Agriculture- provide direct products and/or services to farm operations as a primary activity.
 - On-farm diversified uses extend beyond home industries and home occupations to include agri-tourism. Uses that produce value-added products are no longer limited to products from the farm operation on the property.
 - Determining appropriate scale and compatibility rests with the municipality.
- New policy on surplus farm dwelling lot size
 - A surplus farm dwelling lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services. This is similar to current County Official Plan policy.

- Expanded policies on mineral aggregate rehabilitation, conservation and identification:
 - Rehabilitation is not only to accommodate subsequent land uses and promote land use compatibility, but shall also be required to mitigate negative impacts to the extent possible.
 - In Prime Agricultural Areas, the site is to be 'prime agricultural condition'. Agricultural condition is defined as areas that are the same as the same areas and same average soil characteristics as the same areas. The 2005 PPS requires that agricultural areas be stronger from an agricultural standpoint.
 - Mineral aggregate resource conservation now includes accessory aggregate recycling facilities within mineral aggregate operations, wherever feasible.
 - Official Plans will be required to identify mineral aggregate resources. This includes surficial (sand and gravel) and bedrock resources.
- Planning for stormwater management is required to maximize the extent and function of vegetative and pervious surfaces.

2.2 Changes most likely to involve additional policy development for the Official Plan:

- Official Plans will be required to identify Natural Heritage Systems on a map Schedule. The system can be shown as an overlay over existing land use designations, and the approach can vary between rural and urban settings.
- The current policy limiting hamlet expansions to 5-lots or units will need to be reconsidered as it was added to reflect a specific 2005 PPS policy that was removed in the 2014 PPS.
- There are several added references to active transportation, which include promoting the planning of public streets, spaces and facilities to facilitate active transportation and community connectivity. A pending future Official Plan Amendment on Active Transportation will need to be reviewed to ensure it is consistent with the new active transportation policies.
- Settlement expansion comprehensive review is expanded while flexibility is also provided:
 - There is a new requirement to demonstrate that that the infrastructure and public service facilities planned or available are financially viable over their life cycle.
 - The level of detail of a comprehensive review should correspond with the complexity and scale of the settlement boundary or development proposal. This was not the case in the 2005 PPS.

2.3 Areas in which further research is needed include:

- Additional measures that may be needed to coordinate emergency management with other planning considerations.
- How to address policies that require consideration of climate change and green infrastructure, particularly climate change impacts that may increase the risk associated with natural hazards.
- Development of natural heritage systems mapping and review of policy options.
- The implications of the new policy encouraging comprehensive rehabilitation in areas with high concentrations of mineral aggregate operations.
- The implications of a new policy that permits 'resource- areas, in the context of Wellington County. in rural

3. Recommendation:

That the Report "2014 Provincial Policy Statement" be received for information.

Respectfully submitted,



Mark Paoli
Manager of Policy Planning

