



Provincial Planning Statement, 2024 and Ontario Land Tribunal Review

Development Services Committee

October 1, 2024

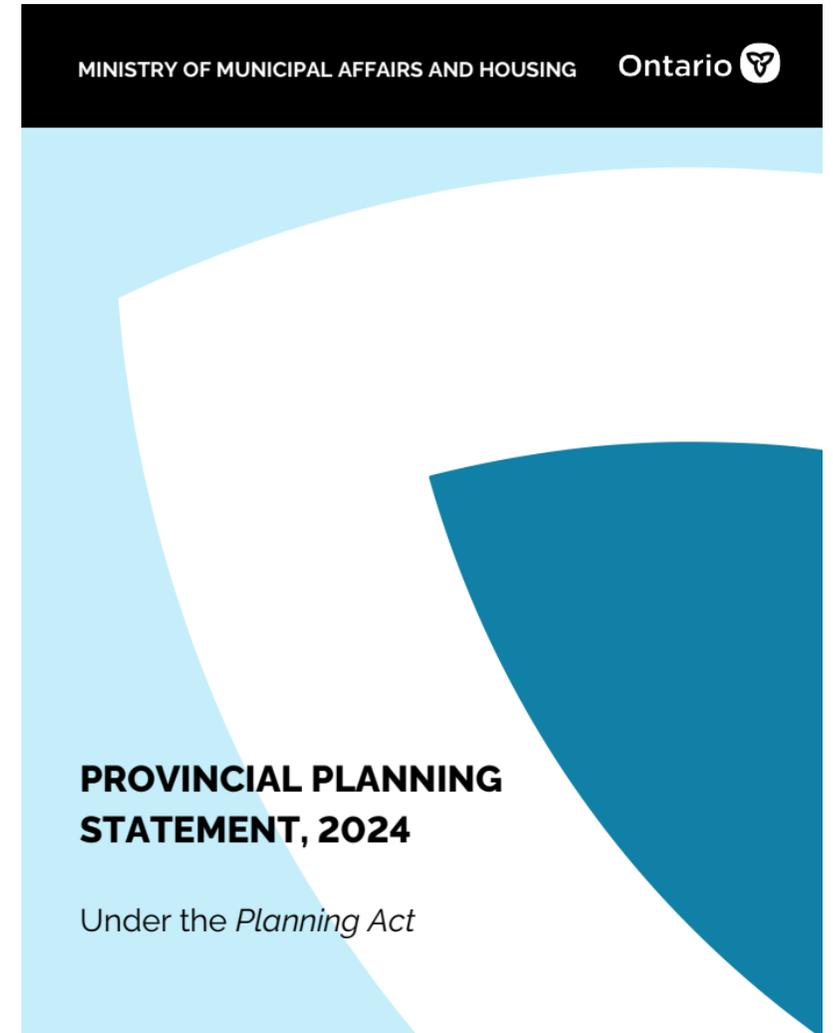


Purpose

- Overview of the New Provincial Planning Statement, 2024
- Consultation on Matters of Transition to implement PPS, 2024
- Consultation on Ontario Land Tribunal Rules
- Next Steps

Background

- On October 20th the PPS, 2024 will replace the PPS, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019
- The Province has been consulting on a new land use framework over the last two years:
 - Review of A Place to Grow and Provincial Policy Statement (2022)
 - Proposed Provincial Planning Statement, 2023
 - Proposed Provincial Planning Statement, 2024
- The majority of the City's comments during the development of the PPS were not addressed



Overview of PPS, 2024

- New vision for land use planning linked to provincial commitment for 1.5 million homes to be built by 2031
- Identifies 29 “large and fast-growing municipalities” including the City of Markham, who are required to meet minimum targets and undertake comprehensive watershed planning
- Municipalities required to have enough land to meet needs for at least 20 years, but not more than 30 years using Ministry of Finance Population Projections
- Comprehensive reviews no longer required for new settlement areas, Settlement Area Boundary Expansions and Employment Conversions



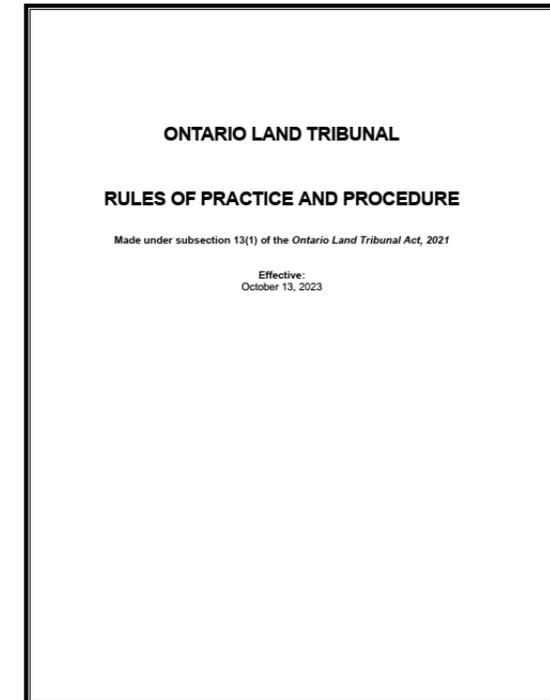
Transition Matters - Employment Areas

- New definition of Employment Areas (EAs) excludes institutional and commercial uses, including retail and office uses effective October 20th
- EA conversions are now permitted at any time via private development applications, subject to various tests
- Municipalities required to assess and update EA within Official Plans to ensure designations meet the new definition
- Staff Recommendation

“The Province include Employment Areas as a matter of transition to facilitate implementation of the Provincial Planning Statement, 2024 by maintaining the PPS, 2020 definition of Employment Area and not enabling privately initiated employment conversion applications, until such time as the next municipal official plan review is complete”

Ontario Land Tribunal Rules & Procedures Review

- Expanded appeals where non-appellant parties may shelter under main appeal by another party
- Expanded ability to shelter under existing appeals related to Community Benefits Charge By-laws, Parkland By-laws, and Development Charge By-laws
- Tribunal could dismiss appeal without a hearing if proceeding has no reasonable prospect of success, instead of being limited to vexatious and frivolous appeals, or where Tribunal does not have jurisdiction
- Explicit prohibition against communicating with any presiding Tribunal member
- New rules for expropriation proceedings about how costs are determined



Other Matters

- Official Plan Amendment # 4 to the Greenbelt Plan

“Section 1.4.1 General is amended by adding the following new paragraph after the 2nd paragraph of that section:

“A reference in this Plan to the PPS is a reference to the Provincial Policy Statement, 2020 as it read immediately before it was revoked and a reference in this Plan to the Growth Plan is a reference to the Growth Plan for the Greater Golden Horseshoe 2019 as it read immediately before it was revoked”



Next Steps

- Submit staff comment on Matters of Transition to the Ministry of Municipal Affairs and Housing prior to next Council meeting, due to the Oct 4th commenting deadline
- Re-initiate the Official Plan Review, and host a special Council meeting to get feedback from the public and stakeholders on potential changes to the City's Official Plans





Thank You!