



**DEVELOPMENT SERVICES
MEMORANDUM**

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TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL

FROM: C. KITSEMETRY, RPP, SUPERVIR OF GROWTH MANAGEMENT, EXT. 4430

WARD: ALL

NOTED: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: NEW PROVINCIAL PLANNING STATEMENT, 2024

DATE: OCTOBER 30, 2024

The purpose of this Memorandum is to provide members of Council with an update concerning the issuance of a new [Provincial Planning Statement, 2024](#) (PPS 2024) by the Ministry of Municipal Affairs and Housing (MMAH), that will replace the [Provincial Policy Statement, 2020](#) and [A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019](#).

The new PPS 2024 came into effect on October 20, 2024, and is a policy statement issued under section 3 of the *Planning Act*. Subsequently, all decisions affecting planning matters made on or after October 20, 2024, are required to be consistent with the PPS 2024 unless otherwise prescribed by the Minister.

The PPS 2024, gives provincial policy direction on key land use planning issues that affect communities, such as:

- building more housing where it is needed
- making land available for development
- creating opportunities for economic development and job creation
- planning for the appropriate transportation, water, sewer, and other infrastructure necessary to accommodate current and future needs
- protecting the environment and important resources including farmland, water, archaeology, cultural heritage, mineral aggregates, and petroleum
- protecting people, property, and community resources by directing development away from natural or human-made hazards, such as flood prone areas.

Additionally, the Plan identifies twenty-nine (29) large and fast-growing municipalities with the greatest need for housing and includes specific policies for these municipalities. The City of Barrie is recognized on the List of Large and Fast-Growing Municipalities in the province. A brief outline of notable changes that may impact the City, are summarized below.

Planning for People and Homes

- population and employment growth forecasts are required to be based on Ontario Population Projections published by the Ministry of Finance and may be modified as appropriate, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning
- at time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years but not more than 30 years; however, planning for infrastructure,

public service facilities, strategic growth areas and employment areas may extend beyond this time horizon

Housing

- continue to provide an appropriate range and mix of housing types and densities to meet projected needs of current and future residents and implement minimum targets for the provision of housing that is affordable to low and moderate income households
- permit the development /redevelopment of underutilized commercial sites such as shopping malls and low-rise plazas, and institutional sites for residential development

Settlement Areas and Settlement Area Boundary Expansions

- settlement areas continue to be the focus of growth and development focused on strategic growth areas, including major transition station areas
- large and fast- growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas
- new settlement areas or the expansion of a settlement area boundary no longer need to be part of a comprehensive review
- ensure that development within designated growth areas is orderly and aligns with the provision of infrastructure and public service facilities

Strategic Growth Areas

- identify and focus growth and development in strategic growth areas, and prioritize planning and investment for infrastructure and public service facilities
- the scale and type of development and the transition of built form to adjacent areas should be identified to achieve complete communities
- a student housing strategy should be considered and the redevelopment of commercially designated retail lands for mixed-use residential development should be supported

Major Transit Station Areas

- mandatory minimum density targets must be set within major transit station at 150 residents and jobs combined per hectare for those that are served by commuter or regional rail
- multi-modal access to stations and connections to nearby major trip generators is encouraged, and should accommodate a range of mobility needs and active transportation including sidewalks, bicycle lanes, secure bicycle parking and commuter pickup/drop-off areas

Employment

- promote economic development and competitiveness by addressing land use compatibility adjacent to **employment areas** by providing an appropriate transition to sensitive land uses, such as residential uses

Employment area is defined as “those areas designated in an official plan for clusters of business and economic activities including manufacturing, research, and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”

- lands adjacent to employment areas are encouraged within strategic growth areas and within other mixed-use areas where frequent transit service is available, and the development of industrial, manufacturing, and small-scale warehousing uses that can be operated adjacent to sensitive land uses without causing adverse effects
- within 300 metres of employment areas, development shall minimize and mitigate potential impacts on the long-term economic viability of employment uses to support the achievement of complete communities
- removal of lands from employment areas (employment land conversion) no longer requires a municipal comprehensive review, provided it is demonstrated that:
 - ✓ there is an identified need for the removal and the land is not required for employment area uses over the long term;
 - ✓ the proposed uses would not negatively impact the overall viability of the employment area by:
 - minimizing and mitigating potential impacts to employment area uses;
 - maintaining access to major goods movement facilities and corridors;
 - existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and
 - the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.

Sewage, Water and Stormwater

- servicing and land use considerations are required to be integrated at all stages of the planning process, including opportunities to allocate and reallocate unused system capacity of municipal water services and municipal sewage services to support the efficient use of these services

Water

- large and fast-growing municipalities are required to undertake watershed planning, and encouraged to collaborate with the applicable conservation authorities

Coordination

- early engagement with Indigenous communities, collaborate with publicly assisted post-secondary institutions to facilitate early and integrated planning for student housing, including off-campus housing, and with school boards to facilitate early and integrated planning for schools and associated childcare facilities

With the release of the new PPS, staff are initiating a detailed review exercise of Official Plan 2051 (May 2024) to ensure our policies are consistent with the direction of the province regarding growth in our community. A report to Council regarding any potential amendments to the City's Official Plan, including any required statutory public meeting in accordance with the *Planning Act*, is anticipated in early 2025.

For more information, please contact Celeste Kitsetmetry, Supervisor of Growth Management at: celeste.kitsetmetry@barrie.ca or by phone at: 705-739-4220 x4430.