



# Planning and Development Update

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September 24, 2024



# Provincial Change

## **Bill 185, Cutting Red Tape to Build More Homes**

### **Provincial Planning Statement**

- **Built upon the April 2024 draft document**
- **A more permissive planning framework**
- **Effective date of October 20, 2024**



# Provincial Planning Statement

## **Growth Management**

- **Planning horizon of 20 to 30 years**
- **Based upon Ministry of Finance projections**
- **Municipal Comprehensive Review eliminated**
- **Instead – consideration of need, supply, infrastructure, alternative locations, agricultural impact, and phased progression**



# Provincial Planning Statement

## Agriculture

- **Agricultural System Approach**
- **Additional Residential Units (ARUs)**
- **Lot creation policies not changed except severance of a residence surplus to an agricultural operation adjusted – ‘one new residential lot per farm consolidation’**



# Provincial Planning Statement

## Employment Lands

- **Allows for conversion of employment lands to other uses subject to tests**
- **A new policy that requires all development within 300m of employment areas to avoid or mitigate impact on employment areas**



# Provincial Planning Statement

## Housing

- ▶ **Furtherance of housing related policies including ARUs and definition of 'affordable' that matches DC Act**

## Servicing

- ▶ **hierarchy adjusted but full municipal services remains the highest priority**

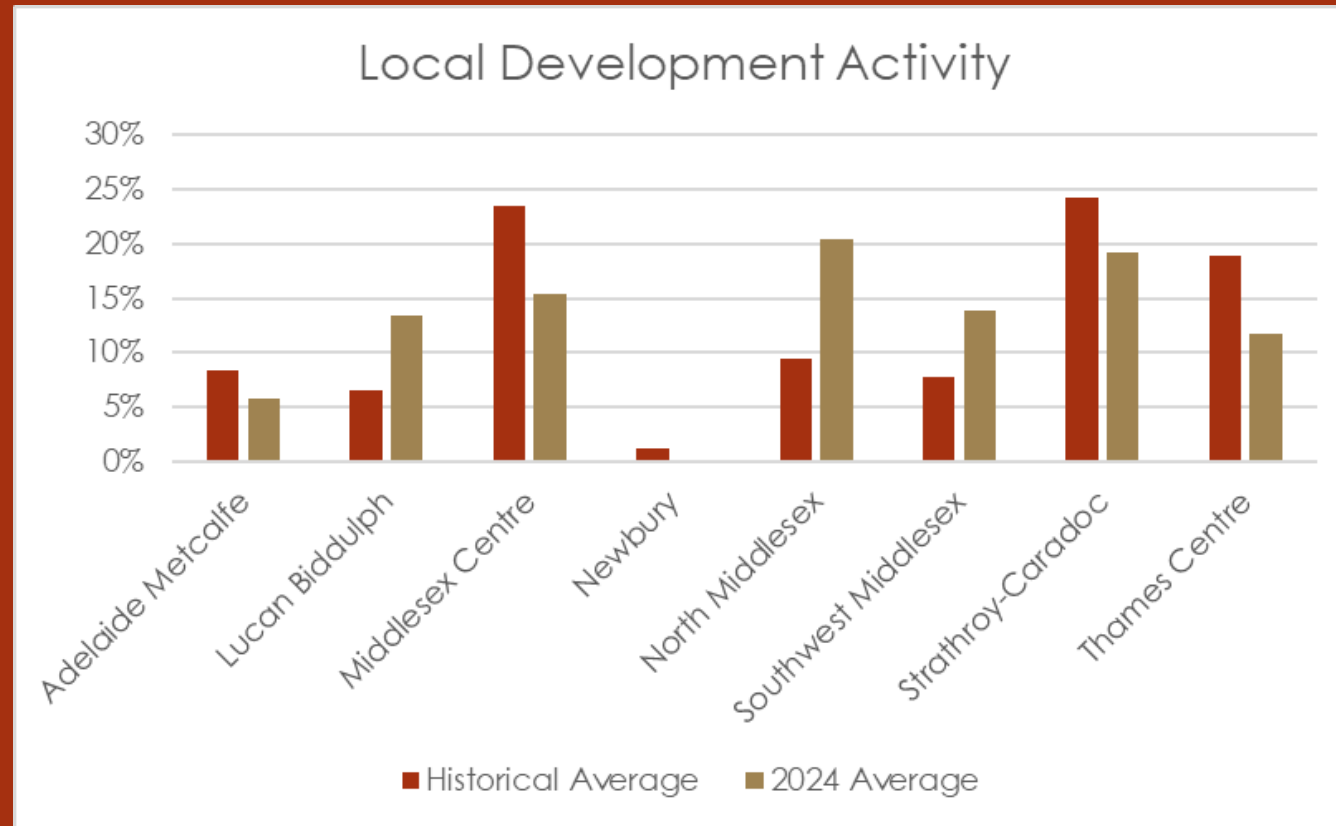


# Provincial Planning Statement

## Looking Forward

- **All decisions must be consistent with the PPS**
- **Province consulting on transition provisions**
- **Updates to official plans and zoning by-laws**
- **Applications for settlement expansions**

# Development Activity – Local Applications







# Resources

## Legal

- **Bill 185 and Updated PPS**
- **File Transition**

## Staffing

- **Progression**
- **Assignments**

# Planning and Development Update

