

## THE MUNICIPALITY OF LAMBTON SHORES

Report PL 09-2023

Council Meeting Date: April 25, 2023

**TO:** Mayor Cook and Members of Council  
**FROM:** Will Nywening, Senior Planner  
**RE:** Proposed New Provincial Policy Statement

**RECOMMENDATION:**

**THAT** Report PL 09-2023 regarding a draft of a new Provincial Planning Statement be received.

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**SUMMARY**

This report relates to the recently released draft of a new Provincial *Planning* Statement (PPS). The proposal is Environmental Registry of Ontario (ERO) number 019-6813, formally described as a “Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument”.

**BACKGROUND**

The *Planning Act* requires that all decisions related to processes under the Act be consistent with any policy statements issued by the Province. The 2020 Provincial Policy Statement currently governs planning policy in Lambton County and Lambton Shores.

On April 6, 2023, the Province revealed a draft of what is being called the Provincial *Planning* Statement, which would replace the current 2020 Provincial *Policy* Statement and the document called A Place to Grow: Growth Plan for the Greater Golden Horseshoe. The associated ERO posting is attached to Council’s agenda and is open for comment until June 5, 2023. The draft PPS does not contain any natural heritage policies or definitions, which are proposed to be released separately. Implementation of a new PPS is expected in the fall of 2023.

The new PPS would be a further step in the Province’s Housing Action Plan, which has as its goal the creation of 1.5 million new homes by 2031.

Staff has also attached a black-line comparison of the draft PPS to the existing 2020 PPS, produced by Osler, Hoskin & Harcourt LLP (Osler). The document includes an introduction and summary of the draft PPS by Osler. Staff is still assessing the proposed PPS and its implications, but some of the changes more interesting and/or relevant to Lambton Shores include:

- Although requiring policies regarding intensification and complete communities, it eliminates intensification targets (e.g. s. 2.3).
- Simplifying the process and justification requirements for settlement boundary expansions, including the elimination of comprehensive review requirements (s. 2.3.4). Lower tier settlement boundaries would however still be subject to the allocations and growth areas identified in an upper tier Official Plan (s. 6.2.7).
- A set of policies specific to large/fast growing municipalities (London would be nearest to Lambton Shores) (s. 2.4).
- Changes to servicing policies are unclear whether they would support new subdivisions on private septic systems (s. 3.6.4).
- Changes to the natural heritage policies and definitions are yet-to-be released (s. 4.1).
- In prime agricultural areas:
  - Allowing up to two dwelling dwellings per property if they are subordinate to and clustered with a principle farm dwelling (s. 4.3.2 5).
  - Requiring that up to three new residential lots be permitted where they are located “adjacent to existing non-agricultural land uses” or on “lower-priority agricultural lands” (s. 4.3.3.1 a). This is in addition to surplus dwelling severances (s. 4.3.3.1 b).

### **ALTERNATIVES TO CONSIDER**

None at this time.

### **RECOMMENDED ACTIONS**

This report is provided for Council's information. It is recommended that Council receive Report PL 09-2023.

### **FINANCIAL IMPACT**

There is no direct financial impact.

### **CONSULTATION**

Staff has had preliminary discussions with County of Lambton Planning and Development Services and has been monitoring discussions among various Planning forums.