



T
TULLOCH

Council Update & Training

Municipality of Calvin

Topics to be covered...

- Policy updates, legislative changes and their impact on the Municipality of Calvin (PPS 2020 vs. 2024);
- Planning, Development, and the Roles of:
 - Township Planner of Record (Tulloch);
 - Municipal Staff, Council and the Public; and
 - The East Nipissing Planning Board (NEPB).



5 Years of Significant Legislative Changes



Bill 108

More Homes, More
Choice Act, 2019

Bill 109

More Homes for
Everyone Act, 2022

Bill 3

Strong Mayors,
Building Homes Act,
2022

Bill 23

More Homes Built
Faster Act, 2022

Bill 150

Planning Statute Law
Amendment Act,
2023

Bill 185

Cutting Red Tape to
Build More Homes
Act, 2024

Legislative Changes in the last 12 Months



Since April 10, 2024, the Province released significant legislative and policy changes including:

1. Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)

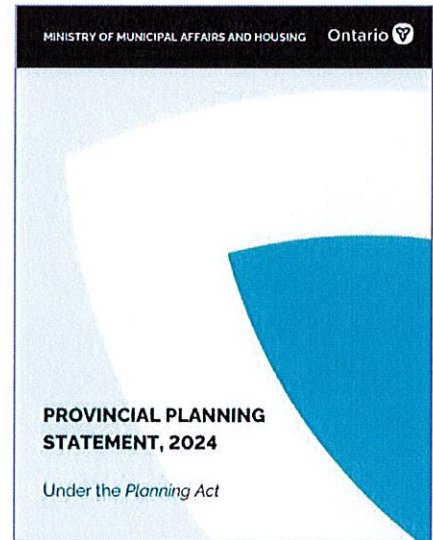
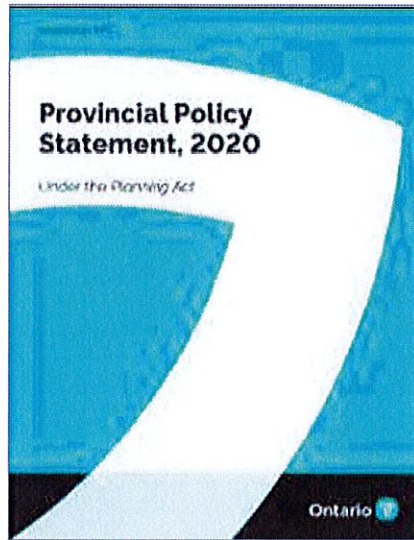
A total of 17 Acts were included, including Planning Act, Development Charges Act and others

2. Provincial Planning Statement 2024 (PPS 2024)

Combines PPS 2020 and portions of Growth Plan (Growth Plan was repealed)



PPS 2020 vs. 2024



Roles & Responsibilities

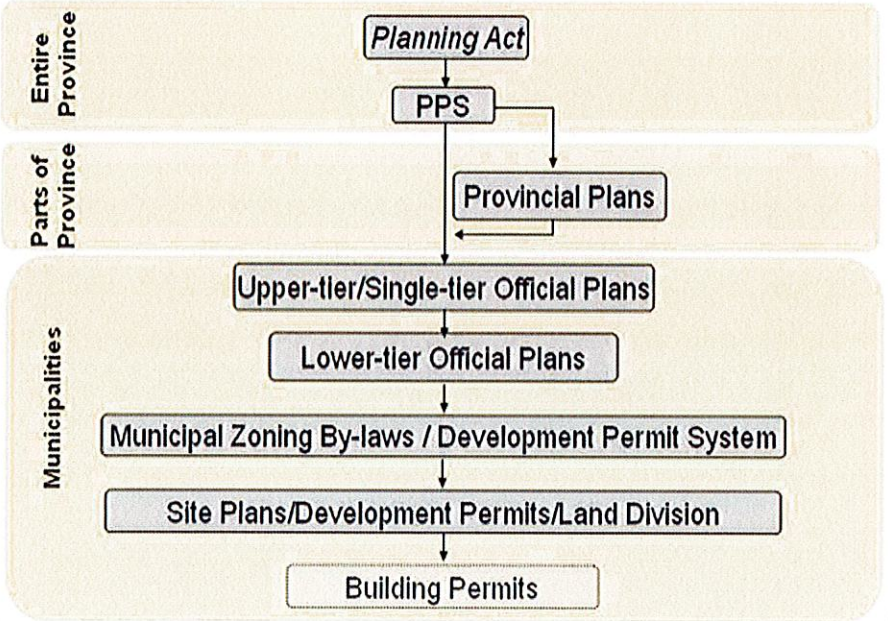


What is Planning exactly?




- Managing change and promoting efficient land use and development patterns to:
 - Build strong, resilient and healthy communities;
 - Protect the environment and public health and safety; and
 - Facilitate economic growth.

Planning Hierarchy in Ontario



The Planning Act



- Sets the ground rules for land use planning
 - Describes how land uses may be controlled
 - Integrates provincial interests into decisions by requiring that all decision “*shall be consistent with*” the Provincial Planning Statement, 2024
 - Establishes processes that are open, accessible, timely and efficient
 - Recognizes the decision-making authority and accountability of municipal councils in planning
- 

The Planning Act

- Provides the basis for:
 - Considering provincial interests
 - Establishing local planning administration
 - Preparing official plans and planning policies
 - Regulating and controlling land uses through zoning by-laws and minor variances
 - Dividing land through subdivision and severance
 - Reviewing development through site plan approval and development permit process
 - Adoption of Community Improvement Plans
 - Ensuring the rights of local citizens to be notified about planning proposals and to give their views to their municipal Council
 - Appeals of decisions to the Ontario Land Tribunal

Municipalities exist *'at the whim of the Province'*



- Planning decisions must consider an increasing number of intersecting legislation in addition to the Planning Act, including:
 - The Ontario Building Code
 - Affordable Housing Act
 - Development Charges Act
 - Municipal Act
 - Endangered Species Act
 - Clean Water Act and Source Water Protection Plans
 - Aggregate Resources Act
 - Ontario Heritage Act
 - Environmental Assessment Act
 - Fisheries Act

Provincial Planning Statement, PPS 2024

The goals of the proposed changes were to address five (5) priority areas for Municipalities:

1. Generate an appropriate housing supply
2. Make land available for development
3. Provide infrastructure to support development
4. Balance housing with resources
5. Implementation



Provincial Planning Statement, PPS 2024



Key Changes:

1. The 2024 PPS allows planning authorities to identify new settlement areas or areas for expansion of existing settlement areas at any time and they will no longer be required to demonstrate the need for such expansion under the new, simplified and flexible approach.
2. Correspondingly, municipalities are obligated by the 2024 PPS to permit more residential development on rural lands. Policy 2.3.2.2, states that a planning authority may only identify a new settlement area where it has demonstrated that there are adequate infrastructure and public service facilities planned, if not already available.

Official Plan (East Nipissing OP)



- Contains goals, objectives and policies to manage and direct physical change and the effects on the social, economic and natural environment
- “Shall be consistent with” the policies of the Provincial Planning Statement and reflect other provincial policies and legislation
- Should be comprehensively updated every 5 years to reflect direction of the Council and Community
- Goal of the East Nipissing Official Plan is: *“to attain a healthy economic base that supports sustainable and orderly community development while conserving the attributes and resources of the rural area.”*

Official Plan Policy

- Objectives Supporting the Goal of the East Nipissing Official Plan are designed to achieve the goal for each key component of the official plan are as follows:
 - Developing strategies to provide a full range of housing types and affordability
 - Providing for development and land use patterns considering environmental/public health concerns
 - Protecting the environment and natural heritage systems and features
 - Ensuring that necessary infrastructure and public services are available
 - Improving accessibility for all persons
 - Promoting cost-effective development, minimizing land consumption and servicing costs, and protecting municipal financial viability
 - Protection resources including prime agricultural lands, aggregate resources, natural heritage resources, cultural heritage resource



Zoning By-law (2022-19 & 2022-056)

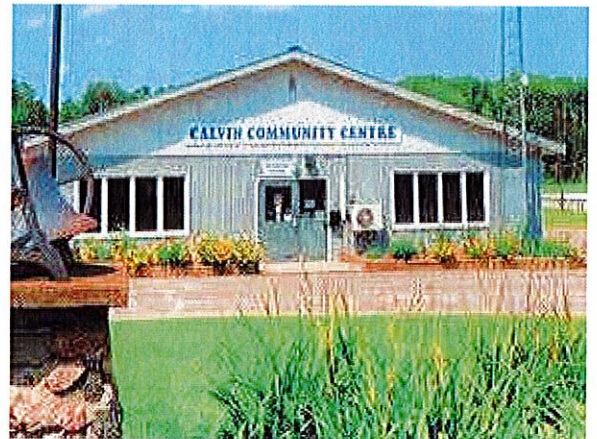


- Implements and is consistent with the Official Plan. Establishes permitted uses and development criteria including:
 - Permitted primary and associated uses
 - Setbacks, heights, densities
 - Definitions for uses and standards
 - General provisions that apply across zones – for example: parking standards, rules regarding sheds/accessory structures, how to calculate a building height
 - Includes detailed zoning, parcel by parcel
 - Reflects variations in uses, based upon lot size and compatibility of use
 - Legally enforceable document for building permit issuance
 - Can include special exceptions to any of the above


Key Players in Land Use Planning



- Province
- Municipal Council
- Planning Staff
- Developers / Builders
- Public and Community Stakeholders
- First Nations
- Ontario Land Tribunal (OLT)

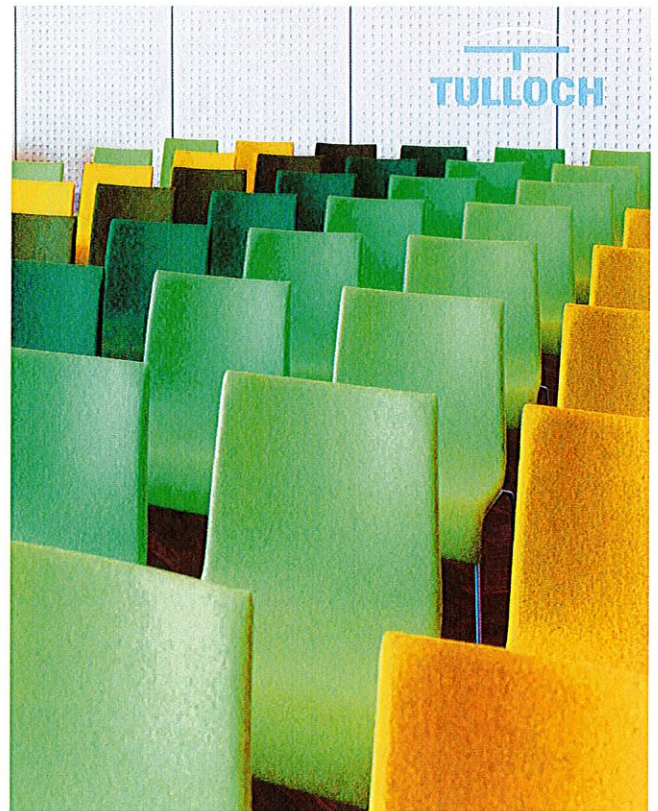


Role of Council

- Set policy and goals, establish community will and direction
 - Decisions made by Council, Committees of Council or delegated staff to be “consistent with” the PPS and other Provincial Plans
 - Decisions contrary to Staff/Planner recommendation require Council to provide planning justification for decision (3rd party?)
 - In the event of the appeal, Council will need to defend their decision at the Ontario Land Tribunal (OLT)
 - Applicant can appeal “lack of decision” if Council exceeds the identified *Planning Act* timeframes
 - Municipality will be required to defend their position, and may need to hire external experts to support their position
 - Decisions of the OLT are generally final
- 
- A solid light green horizontal bar spanning the width of the page.

Role of Staff

- Implement Council approved policy and goals
- Provide professional advice and recommendations
- Planning Act requires a public meeting prior to action on most planning decisions
- Process to be open to the public
- Process to be transparent at all stages
- All views to be heard and considered
- Legislation sets the ground rules
- More than one meeting may be held



Role of East Nipissing Planning Board



- Planning boards assume a planning role similar to a local council. They develop policies on land use planning that reflect the interests of the entire planning area and coordinate over-all future growth.
- They also have the power to pass zoning bylaws for areas without municipal organization within the planning area.
- The East Nipissing Planning Board is the body that handles all planning issues jointly for:
 - The Municipality of Calvin
 - The Township of Papineau-Cameron
 - The Municipality of Mattawan

Role of the Public

- Express goals, desires and aspirations for their community
- Participate with input and comment during the planning process through written submissions or at public meetings
- Appeal decisions if unsatisfied



Thank you. Questions?

