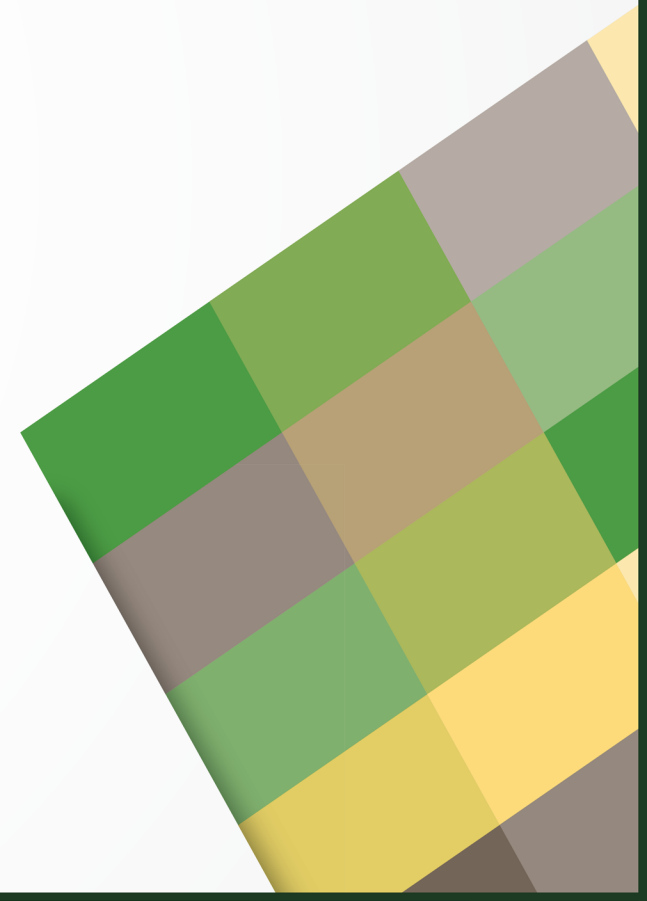


RURAL ONTARIO MUNICIPAL ASSOCIATION

Recent Changes in Land Use

A Rural Perspective



JANUARY 20, 2025

ROMA Conference: Recent Changes in Land Use Planning: A Rural Perspective

OPPI Recommendations

Informing Choices. Inspiring Communities.



About OPPI

- The Ontario Professional Planners Institute (OPPI) is the Professional Institute and regulator of Registered Professional Planners in the Province of Ontario.
- OPPI has over 5,000 members who work across the planning spectrum; for consulting firms, provincial and municipal approval bodies, private developers, community agencies, and academic institutions.
- OPPI was created in 1994 through private legislation, Ontario Professional Planners Institute Act, and has the mandate to:
 - Grant the Registered Professional Planner (RPP) designation;
 - Govern the rights and responsibilities of its members; and
 - Set academic, experience and examination requirements for membership.

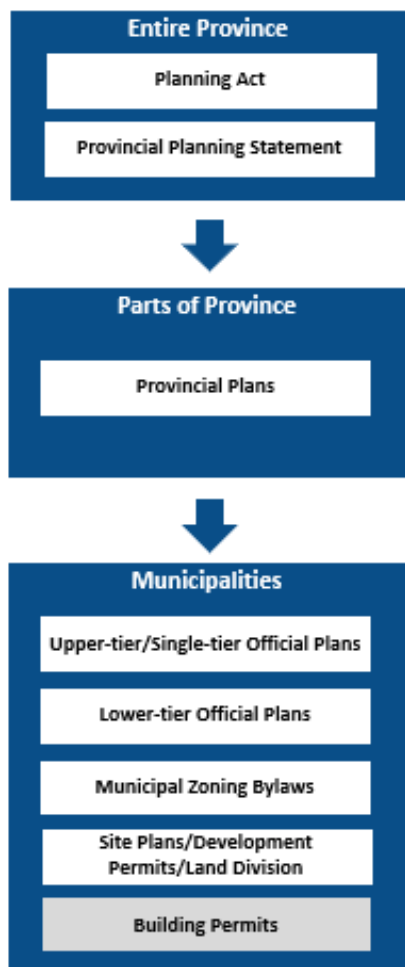
About the RPP Designation



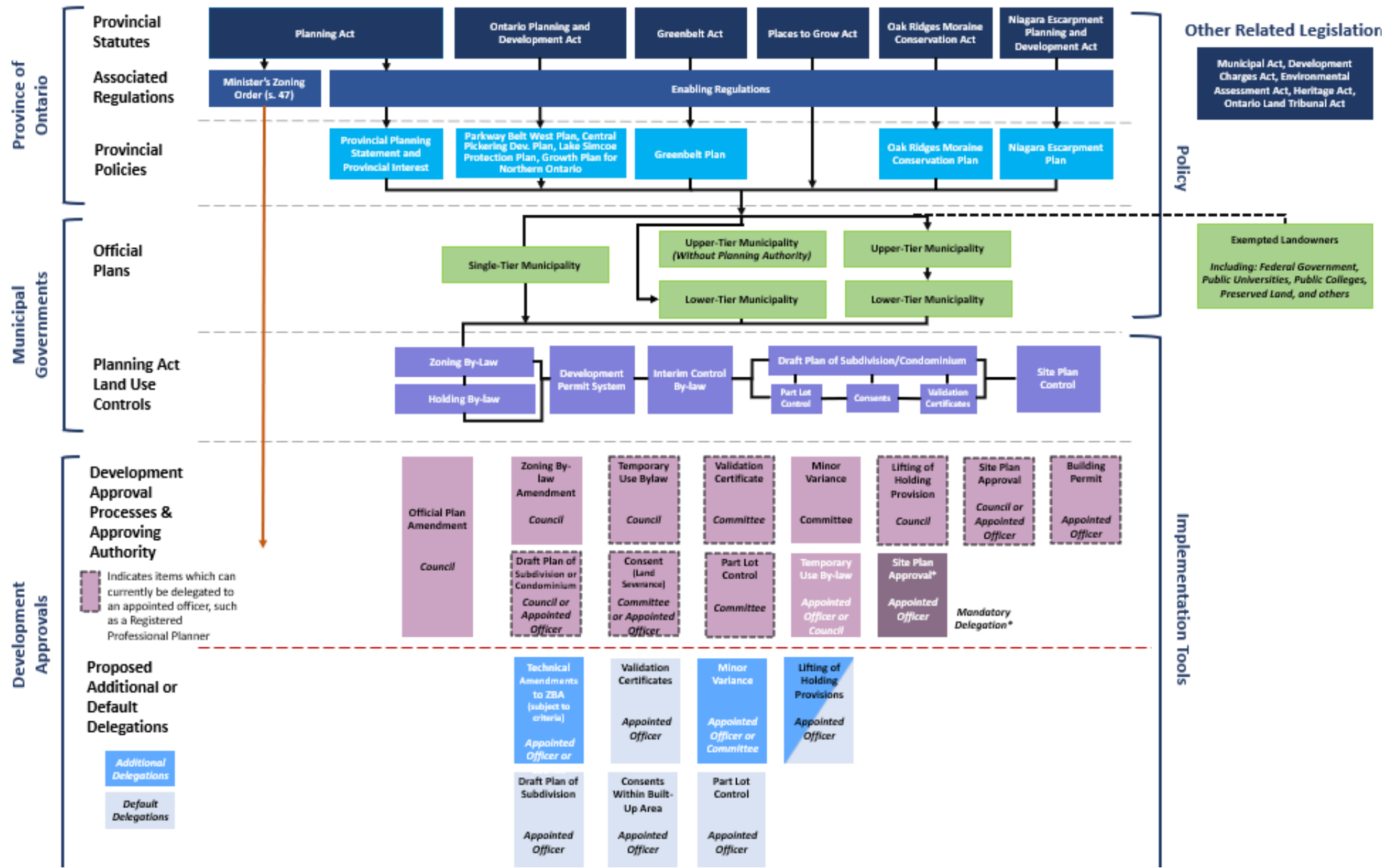
Registered Professional Planners (RPPs) go through a rigorous process to obtain their designation through a third-party certification body (Professional Standards Board) and are subject to the Professional Code of Practice with a complaints and discipline process for professional negligence.

**There is a
planning system
in place in
Ontario...**

Simplified Planning System Overview



Detailed Planning System Overview



The Planning Process

- Ontario's RPPs are responsible for building communities
- The Ontario Government establishes legislation and regulations
- Municipalities are responsible for implementation
- Housing targets have changed to meet growing demands
- Market / economic pressures continue to grow
- Capacity and consistency is a challenge
- Changes are necessary but generate uncertainty

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

Policy Framework

**A Place to Grow
(2020)**

**Provincial
Policy
Statement
(2020)**

**Provincial Planning
Statement (2024)**

A bit about the Provincial Planning Statement:

A strong PPS is crucial to ensure consistent implementation of planning across the province.

- Provides consolidated and concise planning policy
- Provides broad direction for land use planning in Ontario
- Policies for growth, resource use, environmental protection as well as public health and safety
- Streamlined approach to achieve provincial priorities and housing / development targets

OPPI Submissions on PPS

1. Provincially Responsive Policy Directions
2. Regional-Scale Planning for Infrastructure
3. Indigenous Perspective
4. Transition and Timing

While necessary, the pace of change makes it challenging to meet the ambitious targets set

**OPPI acknowledges that
changes are necessary to
create a responsive and
effective system...but
there are bigger issues
that need solutions**

Major Areas of Improvement



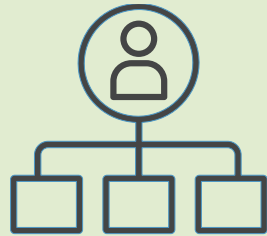
Theme #1
Timely & Focused
Development Approvals



Theme #2
Promoting Flexible
Policies



Theme #3
Improving Data &
Transparency



Theme #4
Oversight &
Consistency



Theme #5
Capacity
Building

To learn more:
visit our Policy
Corner page under
the Inspiring
Knowledge section
of the OPPI website

Theme #1



**Timely &
Focused
Development
Approvals**

- 1** Mandatory delegation of technical planning approvals
- 2** Growth & Infrastructure Management
- 3** Community Planning Permit System
- 4** Concurrent Applications
- 5** Stability in the Planning System

Theme #2



Promoting Flexible Policies

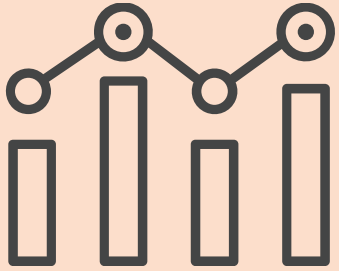
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Forward-Thinking, Flexible Official Plans

2

As-of-Right Zoning in Strategic Growth Areas

Theme #3



Improving Data & Transparency

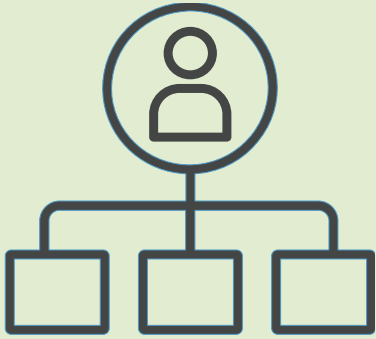
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Central Provincial Repository

2

Minimize Burden on Municipalities

Theme #4

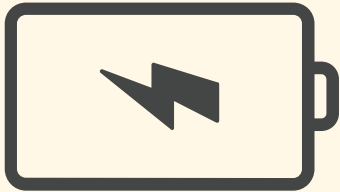


Oversight & Consistency

1 Chief Planner of Ontario

Chief Planner of Ontario as an independent non-political officer responsible for providing oversight of Ontario's planning system.

Theme #5



Capacity Building

1 Shortage of Planners

2 Training on Policy Changes

So what is next?

Who really knows...but we do know that

- Ambitious targets timelines are challenged by professional capacity
- Policies and guidelines must be responsiveness to the local conditions/context
- Consultation must be right sized and done at the “appropriate” time relative to decision making
- Implementation must be guided by a reconsideration of supporting guidelines
- Partnerships are critical and necessary
- Monitoring, management and oversight will help with responsiveness, efficacy and efficiency

Professional planners are a necessary part of the solution

- Certified experts - RPPs
- Partners and educators
- Decision makers
- Community creators
- Community builders

FOR MORE INFORMATION CONTACT:



Andria Leigh, MCIP, RPP

Chair- Elect

chair@ontarioplanners.ca



Recent Changes in Land-Use Planning: A Rural Perspective

January 20, 2025

Presented to:

Rural Ontario Municipalities Association
Conference

Bruce County



Today's Session

- Engagement
- Project Timelines and Considerations
- Boundary Adjustments
- Additional Residential Units (ARU)
- Agricultural Protection
- Agricultural Impact Assessments
- Indigenous Relations
- People

Planning Services Agreements - Prioritization

- 1) Development Applications
- 2) **Legislative Changes**
- 3) Local Official Plan and Zoning By-law Reviews
- 4) Special Projects

Plan the Bruce Timeline

2018 - July 2022

Background Research & Analysis

Key Outcomes

1. 8 Discussion Papers
2. Land Use Service Delivery Report
3. Agriculture, Additional Residential Unit, and Housekeeping Amendments

July 2022 - October 2022

Growth Management Amendment

Key Outcomes

1. Updated Growth Forecast
2. Commercial Land Needs Assessment
3. Growth Management Amendment

May 2023 - April 2024

Implementation Amendment

Key Outcomes

1. Less words
2. Enable more planning tools
3. Local plans can reference County Plan

Fall 2022- Winter 2025

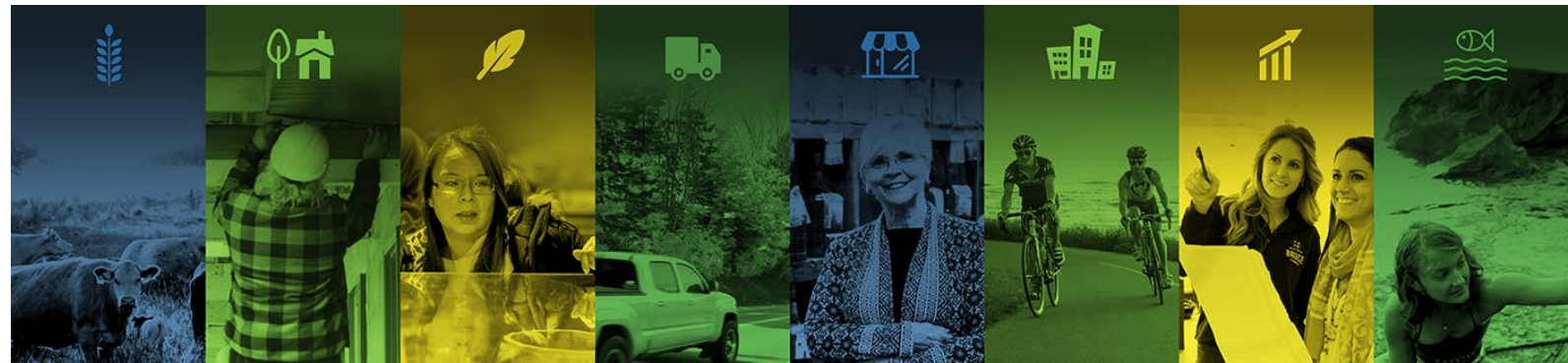
New Official Plan

Key Outcomes

1. Full plan in one document
2. Final policy updates, Natural Heritage and Water Resource Systems

New PPS and Official Plan Considerations

- Moving targets affect project timelines and resources
- Breaking it up helps decision-makers and the public
- Say it once, say it well
- Engagement with Provincial MSO supports early feedback
- Timelessness and Tension



Boundary Adjustments

- At any time (not just a comprehensive review)
- Criteria to be ‘considered’
- Growth Forecast based on MOF projection
- Proponent appeal rights

Evolution of Provincial direction on Additional Residential Units (ARU)

- 2011: Must permit ARU in main house or a detached building
- 2019: Must permit ARU in main house and a detached building
- 2022: Replace ‘must permit’ with ‘can’t prohibit’ up to 3 ARU (up to 1 detached) on *parcels of urban residential land*; adds regulation making authority
- 2024: regulation sets baseline zoning provisions for ARU on *parcels of urban residential land*
- 2024: PPS Permits 2 ARU on an Agricultural parcel

Agricultural Systems / Protection

- Not just policy and a map;
 - Point to PPS, Guidelines for Permitted Uses
 - Identify Agriculture Land Base and protect it - and other agri-food network components - from conflicting uses
 - ‘connect the dots’ for economic development
- Webinar Jan 28: <https://ofa.on.ca/communityofpractice/>

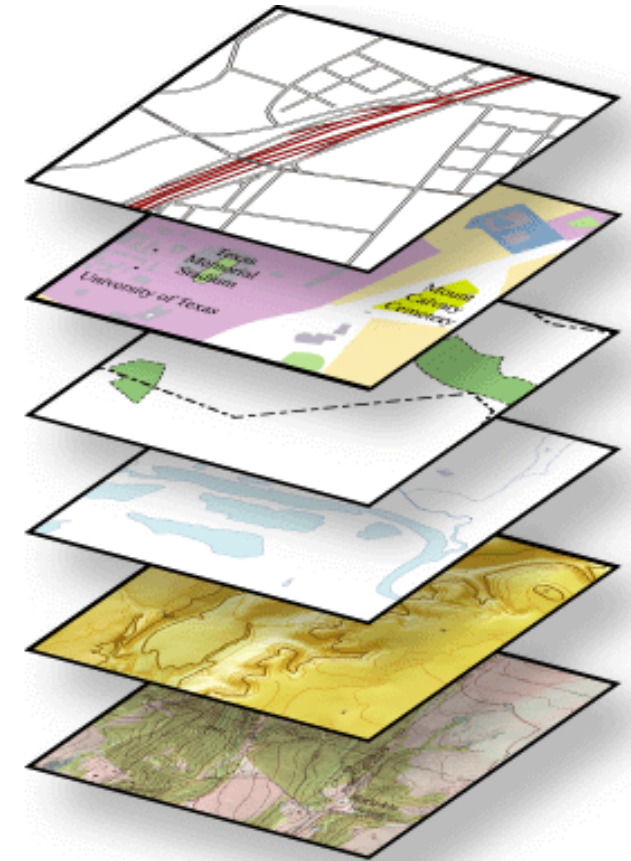
Agricultural Impact Assessments (AIA)

- Increased role for AIA:
 - To review settlement area changes (new/expanding)
 - To review proposals for non-agricultural uses in prime ag areas
 - Critical to review of energy facilities on Ag Land base
- Evaluate impact to the system;
- Formal guidance forthcoming
- Scope will be important
 - to process
 - to project
 - to scale

Indigenous Relations

6.2.2 Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of aboriginal or treaty rights.

4.6.5 Planning authorities shall engage early with Indigenous communities and ensure their interests are considered ~~their interests~~ when identifying, protecting and managing ~~cultural heritage and archaeological resources,~~ *built heritage resources and cultural heritage landscapes (2024)*



People

Planners

- Turnover and Recruitment Challenges compounded for Rural communities

Local Staff

- Limited capacity to engage in legislative change

Public

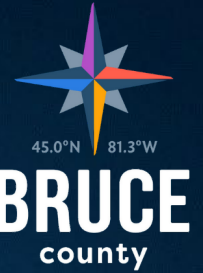
- Uncertainty about change and fit to local context

Summary

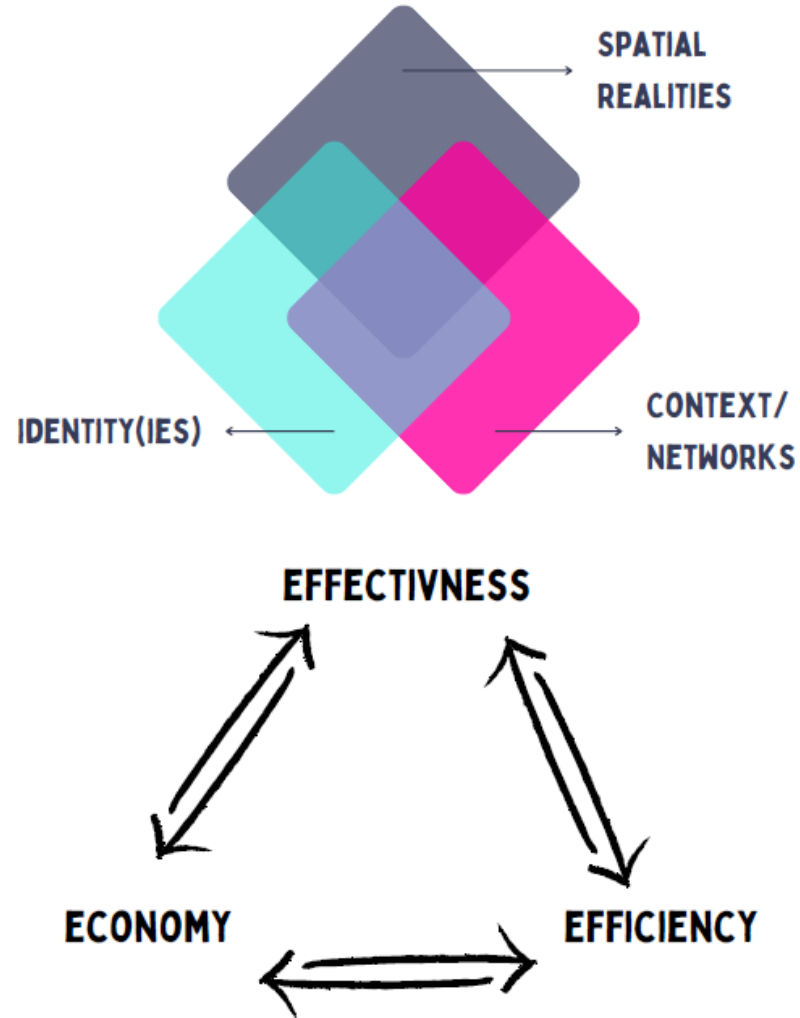
- Engagement in change requires resources
- Frequent change affects timelines
- Opportunities for low-maintenance approaches to policy
- Municipalities need good policy and data to direct growth to the best locations
- Engage early

Thank you

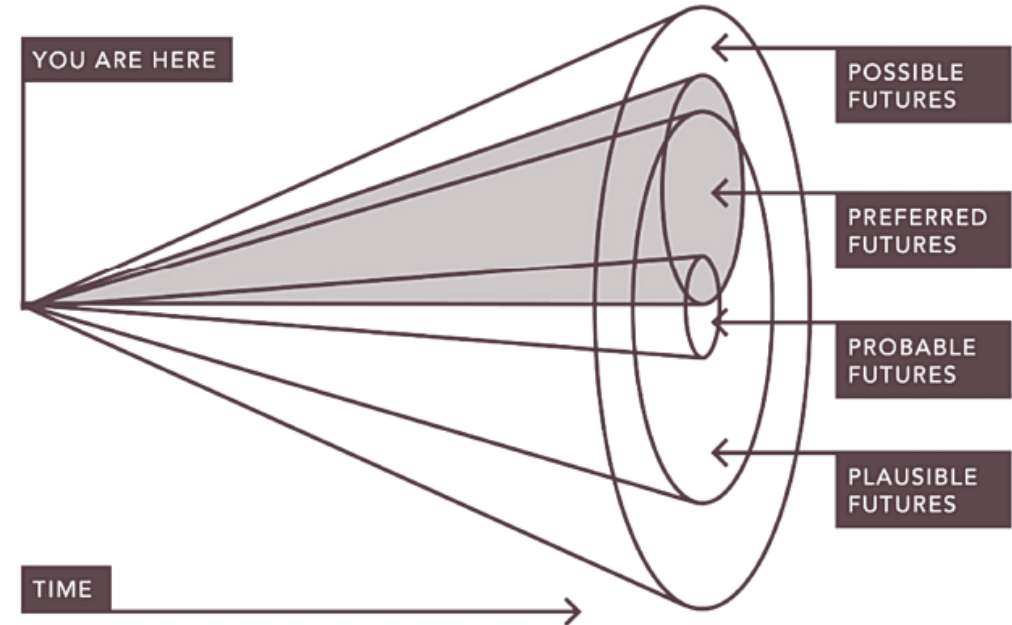
Jack Van Dorp
Director of Planning and Development
jvandorp@brucecounty.on.ca



PLACE, POWER, POLICY - AND PREFERABLE FUTURES



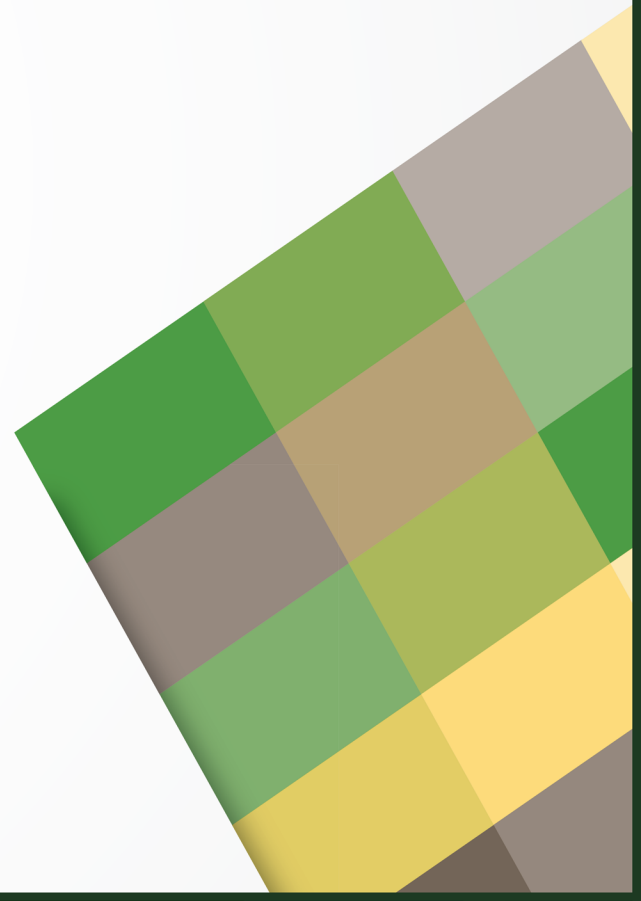
THE CONE OF POSSIBILITIES



Source: Joseph Voros, "A Generic Foresight Process Framework," 2003



Questions and Answers



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