



# Planning 101

**Intro to municipal planning  
OEMC 2015**

# Agenda

- What is Planning
- Land Use Planning Regime in Ontario
- The Planning Act and Provincial Policy Statement
- Official Plans
- Zoning By-laws
- Basic amendment process including
  - Public consultation
  - Decision making
  - Ontario Municipal Board



# What is Planning



Managing Change and promoting efficient land use and development patterns to:

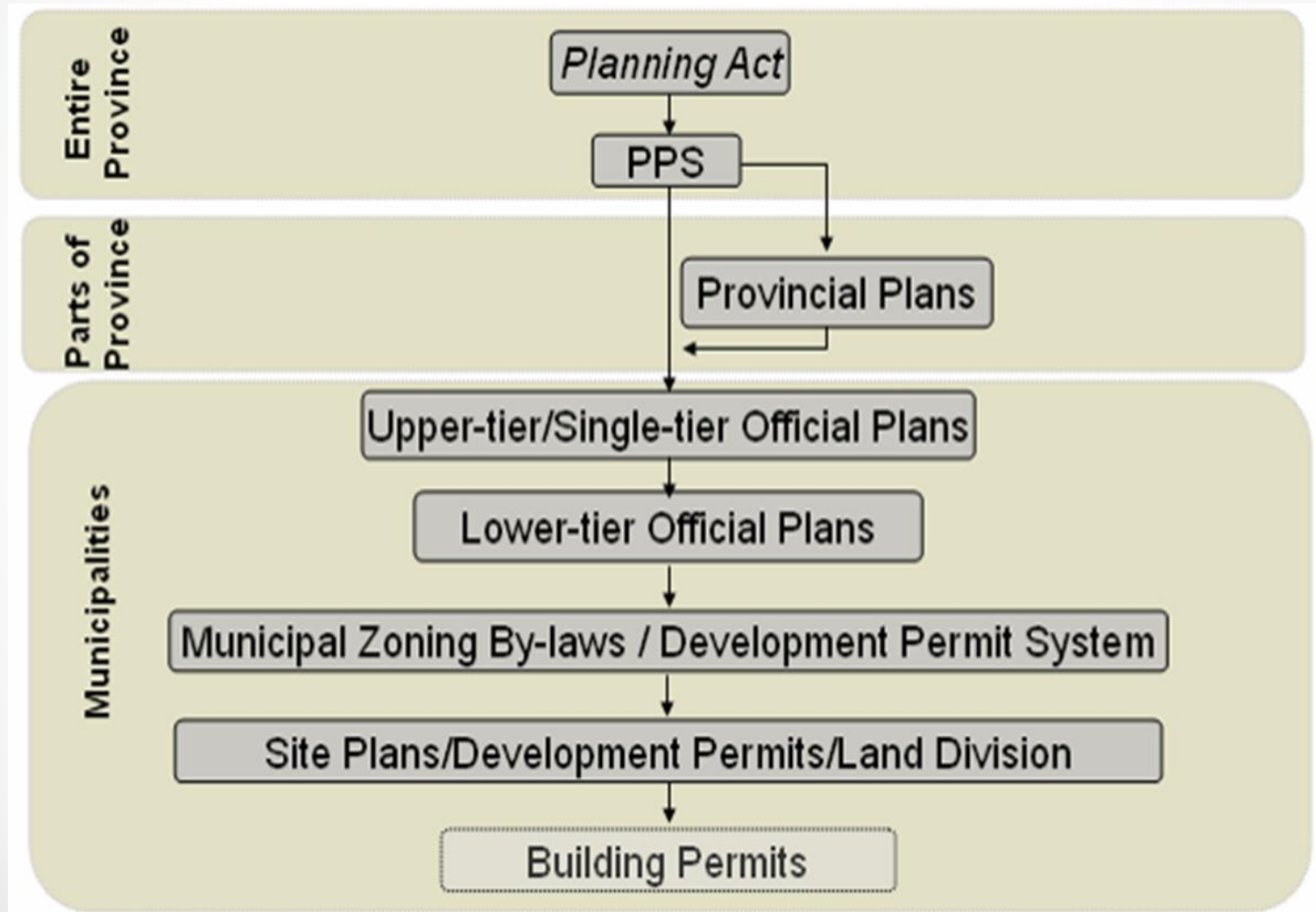
- build strong, resilient and healthy communities;
- Protect the environment and public health and safety;
- Facilitate economic growth



# Legislation and Policy



# Planning Regime



# 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 Policy Statement
- 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 Municipal Board**



# Provincial Policy



- the Provincial Policy Statement (PPS) is the integrated, consolidated statement of provincial ministries' policies concerning land use
- balances economic, environmental and social land use interests
- provides policy direction on matters of provincial interest related to land use planning:
  - building strong communities
  - wise use and management of resources
  - public health and safety
  - Climate change
  - Protecting long term financial well-being



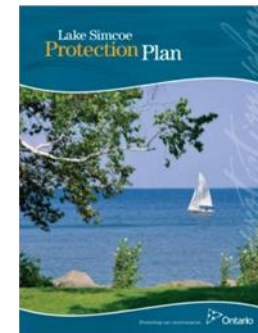
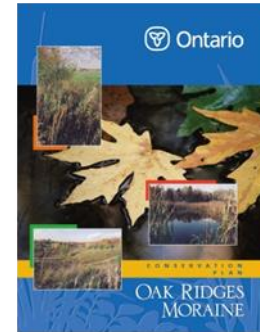
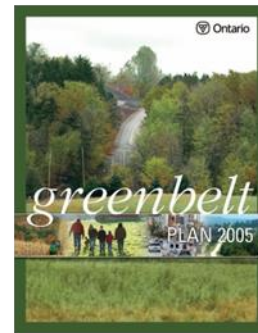
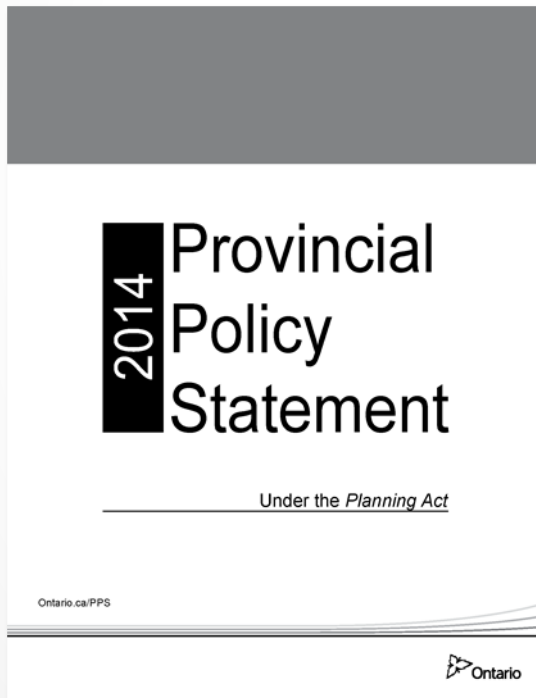
# The Provincial Policy Statement identifies many issues for consideration



habitat loss  
**air pollution**  
climate change  
**housing affordability**  
service delivery costs  
**changing demographics**  
depletion of resources  
**car dependency**    **water quality**  
human health    infrastructure deficit  
**food security**    **loss of greenspace**  
loss of biodiversity    changing energy demands  
**transitioning economy**    **aging infrastructure**

# Provincial Plans

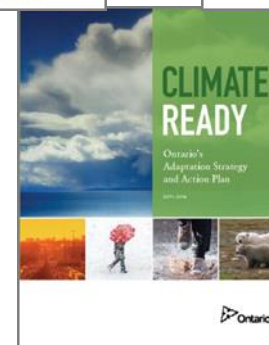
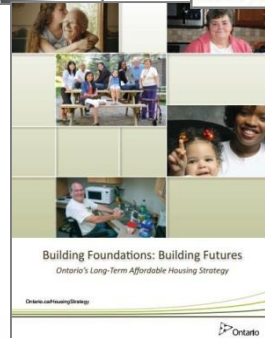
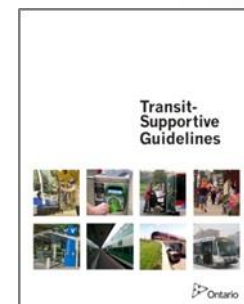
The PPS works together with provincial plans





# Other Provincial Initiatives

And complements other provincial policies and initiatives



# Related Legislation

Planning decisions must consider an increasing number of intersecting legislation. Some examples are:

- The Building Code Act
- Strong Communities through 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
- 





# Municipal Planning



# Official Plan

- contains goals, objectives and policies to manage and direct physical change and the effects on the social, economic and natural environment
- An Official Plan “shall be consistent with” the policies of the Provincial Policy Statement and reflect other provincial policies and legislation
- Is comprehensively updated every 5 years
- Contains policies and maps



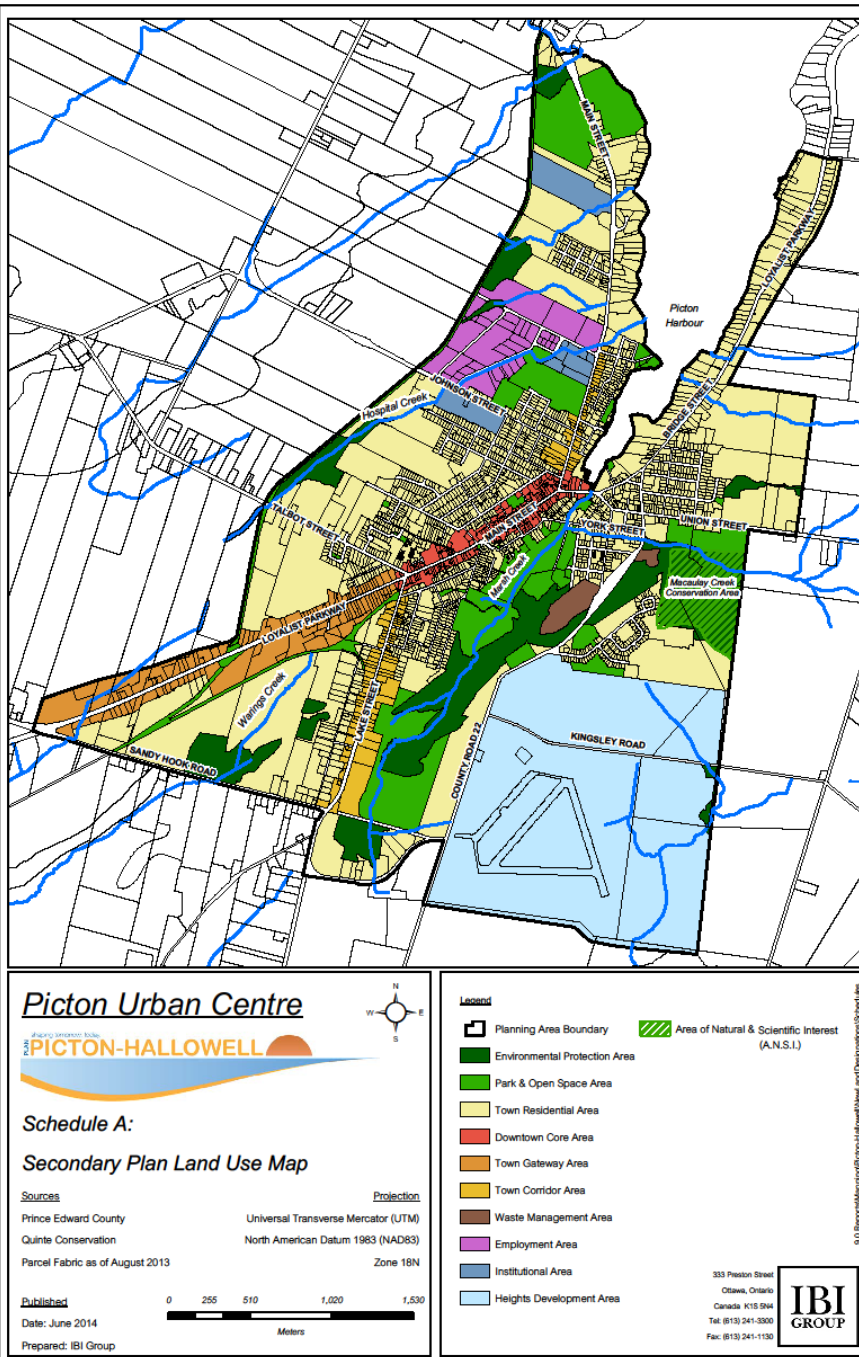


# Official Plan Policy.

- An Official Plan addresses key issues in the PPS, providing local context and strategic direction.
- Issues such as:
  - Planning for changes in population
  - Developing strategies to provide a full range of housing types and affordability
  - Providing for development and land use patterns which do not cause environmental or public health concerns
  - Protecting the environment and natural heritage systems and features
  - Ensuring that necessary infrastructure and public services are available
  - Considering the impacts of climate change
  - 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 resources

# Official Plan Schedules

- Designate land uses
- Identify future needs for major infrastructure, transportation
- May include multiple schedules (maps) for clarity. Examples:
  - Land use
  - Transportation system
  - Natural heritage system
  - Aggregate resources
  - Village or urban area plans
  - Special policies – such as heritage districts, airport noise protection





# Zoning By-law

- Implements and is consistent with the Official Plan
- Includes permitted uses and 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, how to calculate a building height
  - Special exceptions to any of the above

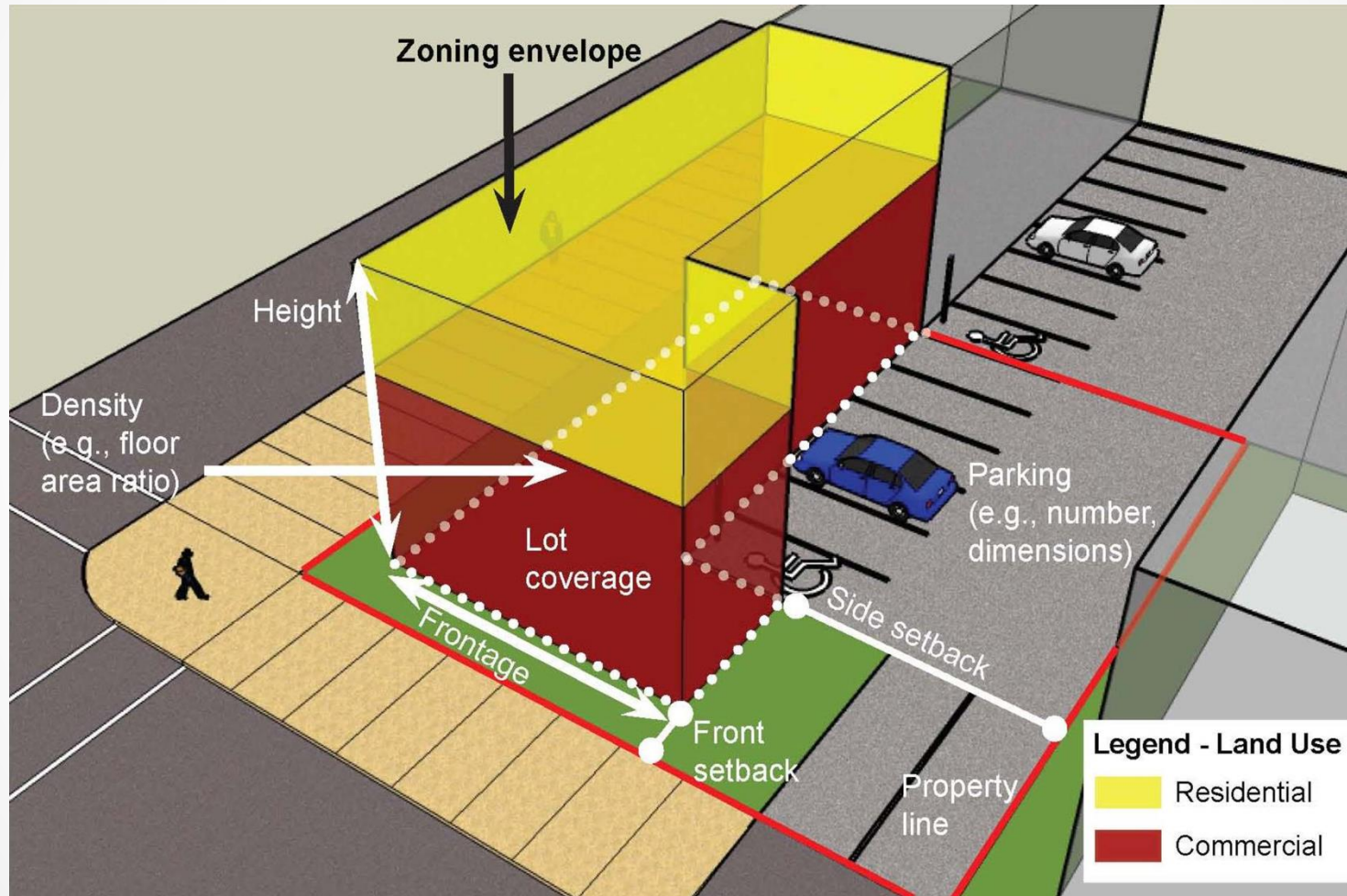


# Zoning By-law Schedule



- Includes detailed zoning, parcel by parcel
- reflects variations in uses, such as R1 and R2 zones likely vary based upon required lot sizes
- Legally enforceable document for building permit issuance

# Zoning By-law





# The Planning Process





# Development Review and the Amendment Process

1. Pre-consultation
2. Application submission
3. Technical circulation and review
4. Obtaining public input
5. Notice and public meeting
6. Decision
7. Notice of decision and appeal period
8. Receipt of appeal and OMB



# Key Players

- Province
- Municipal Council
- Planning Staff
- Developers / Builders
- Public and Community Stakeholders
- First Nations
- Ontario Municipal Board



# 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





# Public Meetings

- *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
- Legislation sets the ground rules
- More than one meeting may be held



# Local Decision Making

- Decisions made by Council, Committee of Adjustment, Land Division Committee or delegated staff
- Decisions to be:
  - “consistent with” the Provincial Policy Statement, and other Provincial Plans
  - In accordance with legislation
- Decisions contrary to staff recommendation require Council to provide planning justification for decision
- In the event of the appeal, Council will need to defend their decision at the OMB



# Appeals & OMB



- Public and applicant can appeal decision of Council or Committee of Adjustment to the OMB
- Must be based upon planning reasons
- 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 OMB are generally final



# Summary

- The *Planning Act* and the PPS set out the Provincial role and policies governing planning
- Municipal planning policy sets the future vision, which is implemented through ongoing decisions
- The planning review process is designed to balance interests in achieving the vision
- Regular reviews on the Official Plan provide an opportunity to update policies, correct the course or reflect new directions



# Learning More

- [Municipal Affairs and Housing Website](http://www.mah.gov.on.ca/Page186.aspx)  
<http://www.mah.gov.on.ca/Page186.aspx>
- MMAH Kingston office planners – can provide education and training – 613-545-2100 or 1-800-267-9438
- Training opportunities:
  - Ontario Professional Planners Institute – training for planners  
<http://ontarioplanners.ca/>
  - City of Ottawa planning training for the public - <http://ottawa.ca/en/city-hall/planning-and-development/whats-happening-your-neighbourhood/register-planning-primer>

