

Attachment 2 P3405 Planning Analysis – Report PDS.24.069

Planning Act

The Planning Act in Section 2 sets out matters of provincial interest for which municipalities “shall have regard.” Notably, relative to the proposed re-zoning these include:

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) the orderly development of safe and healthy communities;

The current constraints on servicing capacity impact the municipalities other community building responsibilities under Section 2 including but not limited to such matters as adequate provision of community facilities, housing and affordable housing and employment opportunities. The proposed re-zoning assists the Town in effecting a pause in the development approvals process to allow for required measures to be undertaken to further identify related infrastructure constraints and consider those measures required to re-establish a balance between growth demands and required infrastructure servicing.

The proposed Zoning By-law Amendment strikes a balance between advancing development processes to provide greater certainty around outcomes while recognizing infrastructure servicing constraints at this time.

Provincial Policy Statement

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the Provincial Policy Statement. Numerous policy statements speak to the availability and integration of infrastructure relative to current and projected development.

1.1.1 Healthy, liveable and safe communities are sustained by:

- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety

1.2 Coordination

1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including: a) managing and/or promoting growth and development that is integrated with infrastructure planning;

1.6 Infrastructure and Public Service Facilities 1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are: a) financially viable over their life cycle, which may be demonstrated through asset management planning; and b) available to meet current and projected needs.

4.0 Implementation and Interpretation

4.7 In addition to land use approvals under the Planning Act, infrastructure may also require approval under other legislation and regulations. An environmental assessment process may be required for new infrastructure and modifications to existing infrastructure under applicable legislation.

Wherever possible and practical, approvals under the Planning Act and other legislation or regulations should be integrated provided the intent and requirements of both processes are met.

The rate of growth has exceeded the projected growth on which the sufficiency of supporting infrastructure was based. As a result the municipality is required to pause development, where required, to provide sufficient time to identify constraints and develop integrated infrastructure solutions that will address current and projected growth demands and enable the municipality to fulfill its community planning function.

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County of Grey Official Plan

In accordance with 9.2 Following the Plan, local municipalities must conform to the County Plan.

The County Official Plan includes numerous policies referencing the role of local municipalities and the relationships between infrastructure and growth:

1.4.1 (8) Complete Communities

8) Complete Communities

It is important to design and build our communities to support people's needs by providing equitable and convenient access to an appropriate range of services, infrastructure and facilities. Complete communities are about providing;

- A mix of employment opportunities,
- Local services,
- A full range of housing,
- Access to public transportation and active transportation opportunities, and
- Community infrastructure such as affordable housing, schools, recreation and open space for our residents.

It is about creating complete communities to support people's daily needs for all age groups. Complete communities encompasses place-making that creates livable communities by providing an identifiable character, a sense of place and a high quality of life.

2 MANAGING OUR GROWTH

The majority of our growth is directed to our *settlement areas* where there are existing services and *infrastructure* (e.g. water and sewer services, schools, hospitals, *recreation* facilities, etc.) to support more growth.

The amount, location, and timing of *development* in some cases will be limited by the availability of services to support that *development* as well as the policies of this Plan.

3.4 General Policies Affecting Settlement Area Land Use Types

7) Local municipal official plans will establish and implement phasing policies to ensure:

The orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs as per Section 8.9.

8.9.1 The following are policies regarding servicing:

- 1) Full municipal water and sewage services is the preferred method of servicing and will be provided on the basis that:
 - a) The systems can be sustained by the water resources that the services rely on,
 - b) Is feasible, financially viable (both current and long-term) and complies with all regulatory requirements,
 - c) Is within the financial capabilities of the municipality, and
 - d) Meets all regulatory requirements of the appropriate approval authority.

In order to fulfill Goals and Objectives to deliver complete communities and to manage and support related growth , the Town requires a sufficient balance of infrastructure and development and services need to be available to allow development to advance.

The proposed Zoning By-law Amendment strikes a balance between advancing development processes to provide greater certainty around outcomes while recognizing infrastructure servicing constraints at this time.

Town of The Blue Mountains Official Plan

The Town of Blue Mountains Official Plan includes, various applicable policies that support the proposed zoning by-law amendment:

A3.3 Growth and Settlement

A3.3.1 Goal To direct most forms of development to areas where full municipal wastewater and water services are available and to support the efficient use of land in these areas.

A3.3.2 Strategic Objectives It is a strategic objective of this Plan to:

6. Ensure that all development is appropriately phased and in conjunction with required infrastructure improvements where appropriate

A3.9 INFRASTRUCTURE

A3.9.1 Goal To ensure that all infrastructure, including sanitary sewers, water distribution and stormwater management facilities, roads and municipal facilities meet the needs of present and future residents and businesses.

A3.9.2 Strategic Objectives

It is a strategic objective of this Plan to:

2. Ensure that all infrastructure required to serve urban areas is built prior to, or coincident with, development.

B3.3 DOWNTOWN AREA

B3.3.4.1 New Development In considering an application for new development, Council shall be satisfied that:

f) the road and/or municipal infrastructure is able to provide water and wastewater service, waste management services and fire protection;

D1.2 PREFERRED MEANS OF SERVICING IN SETTLEMENT AREAS

Prior to the creation of any new lot, approval of any new development or redevelopment or zoning by-law amendment in any settlement area, Council shall be satisfied that appropriate municipal services are available to the lands and that there is sufficient capacity to accommodate the use.

E1.3 HOLDING PROVISIONS

In accordance with the Planning Act, Council may use a Holding (H) symbol in conjunction with the zoning of land to prohibit development until specific conditions of the Town have been met. The objective of utilizing a Holding Provision is to ensure that:
b) development does not proceed until services and utilities are available to service the development; and/or,

The proposed Zoning By-law Amendment is supported by the policies of the Official Plan. Infrastructure availability (i.e. water and wastewater treatment and conveyance capacity) is a pre-requisite to development approvals

Town of The Blue Mountains Zoning By-law

The Commercial One (C1) zone applicable to this property does not currently carry a Holding designation. The proposed Zoning By-law seeks responds to site conditions and introduces the symbol in conformity with policies and provisions of the Official Plan with respect to servicing availability.