

OHBA applauds the Provincial Government on the release of the 2024 Provincial Planning Statement

Toronto, August 22, 2024 -- This week, at the Association of Municipalities of Ontario (AMO) 125th Annual Conference in Ottawa, Minister of Municipal Affairs and Housing Paul Calandra announced the release of the 2024 Provincial Planning Statement (PPS 2024). The new PPS consolidates the former Provincial Policy Statement, 2020 (PPS 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) into a single, streamlined housing-focused planning policy document to guide growth for the future of Ontario's municipalities.

The new PPS will come into effect on October 20, 2024. The province also subsequently filed a regulation that would revoke the existing Growth Plan, which will also come into force on October 20th.

The Ontario Home Builders' Association applauds the province for following through on the introduction of this final document after two years of consultation and discussions combined with a variety of iterations of this new planning framework, aimed at the creation of a comprehensive, integrated, whole-of-government policy direction on land use planning matters. This new PPS offers significant opportunities to help speed up the municipal approvals process, and we look forward to seeing municipalities adopting this new housing-first focus and streamlining their local approvals process to reflect this clear provincial priority of getting more housing built.

On October 25th, 2022, concurrent with the introduction of Bill 23, More Homes Built Faster Act, 2022, MMAH initiated a consultation (ERO #019-6177) seeking feedback on how to integrate A Place to Grow and the former Provincial Policy Statement. On April 6, 2023, MMAH made the first draft of a proposed Provincial Planning Statement (ERO #019-6813) available for public input. Subsequently, on April 10, 2024, MMAH released an updated proposed Provincial Planning Statement for public input (ERO #019-8462).

The various draft documents sought input on the creation of a streamlined province-wide land use planning policy framework, organized into the following five categories:

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

The feedback received from April to August 2023 from the public, municipalities, and stakeholders through consultation and engagement with Indigenous communities helped inform an updated proposed Provincial Planning Statement introduced in April 2024, which provided some new and updated policies supporting increased intensification around transit, scoping protections for employment areas, and promoting a range and mix of housing options, including housing for students and seniors. The third round of consultations from April to May 2024, in turn, provided input and recommendations that resulted in the final Provincial Planning Statement, 2024.

The PPS 2024 provides municipalities with the tools and flexibility they need to build more homes. It enables municipalities to:

- plan for and support development, and increase the housing supply across the province
- align development with infrastructure to build a strong and competitive economy that is investment-ready
- foster the long-term viability of rural areas
- protect agricultural lands, the environment, public health and safety

It gives provincial policy direction on key land use planning issues that affect communities, such as:

- building more housing where it's needed
- making land available for development
- creating opportunities for economic development and job creation
- planning for the appropriate transportation, water, sewer and other infrastructure necessary to accommodate current and future needs
- protecting the environment and important resources, including farmland, water, archaeology, cultural heritage, mineral aggregates and petroleum
- protecting people, property and community resources by directing development away from natural or human-made hazards, such as flood prone areas

OHBA and its local chapter associations have long advocated for more efficiencies and reduced duplication in the land use planning approval process. As stated in the OHBA submission to the most recent draft document consultation, OHBA is supportive of the policy direction of the new Provincial Planning Statement (PPS) and the rescinding of A Growth Plan for the Greater Golden Horseshoe (Growth Plan). The duplication of policy from the former PPS and Growth Plan led to excessive delays and study requirements of municipalities, builders and developers in the Greater Golden Horseshoe.

While some of the policies of the Growth Plan were helpful in promoting transit supportive densities in strategic areas, many of the policies of this plan unnecessarily restricted the supply of housing and land available for development and construction that was required to meet its growth targets. The current provincial planning ecosystem places some limits on how fast our province can achieve the social and economic imperative of dramatically increasing new housing supply and variety. That is why we are encouraged by the proposals that have been put forth to update how Ontario plans for growth. OHBA's prior submission as part of that consultation can be found [here](#).

Concurrently this week, MMAH also released a consultation for [Consideration of transition of land use planning matters to facilitate the introduction of a new policy statement issued under the Planning Act](#). The Planning Act allows the Minister to make regulations providing for transitional matters which may be necessary or desirable to facilitate the implementation of a policy statement under the Planning Act. MMAH is seeking feedback as to whether there are any specific planning matters (or types of matters) in a process that should be addressed through the transition regulation.

The Ontario Home Builders' Association (OHBA) is the voice of the residential construction industry in Ontario, representing 4,000 member companies organized into 27 local associations across the province. Members include builders, developers, professional renovators, trade contractors, suppliers and manufacturers serving the residential construction industry. Our members have the vital responsibility to build the housing supply that current Ontario residents are counting on at all stages of their lives and be the voice of future home buyers who want to call our province home.

-30-

For media inquiries, please contact:

Emma Maynard, Director of Communications & Events, OHBA

emaynard@ohba.ca

(416) 578-5800