

2.0 PLANNING POLICY

2.1 Provincial Policy Statement

In addition to Section 28 of the Planning Act, which authorizes Community Improvement Plans, there are other provincial interests related to the intensification and redevelopment of properties. The Provincial Policy Statement, issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning. Section 1 of the Provincial Policy Statement deals with efficient, cost-effective development and land use patterns. More specifically, Section 1.1.2 describes the following:

“Sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years...”

Section 1.3 of the Provincial Policy Statement describes specifically how planning bodies shall promote economic development and competitiveness by:

- a) Providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long term needs;*
- b) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) Planning for, protecting and preserving employment areas for current and future uses; and*
- d) Ensuring the necessary infrastructure is provided to support current and projected needs.*

Section 1.7.1 of the Provincial Policy Statement states that long-term economic prosperity should be supported by:

- a) Optimizing the long-term availability and use of land, resources, infrastructure, and public service facilities;*

- b) *Maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*
- c) *Promoting the redevelopment of brownfield sites;*
- d) *Providing for an efficient, cost-effective, reliable multi-modal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs;*
- e) *Planning so that major facilities (such as airports, transportation/transit/rail infrastructure and corridors, intermodal facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries and resource extraction activities) and sensitive land uses are appropriately designed buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety;*
- f) *Providing opportunities for sustainable tourism and development;*
- g) *Promoting the sustainability of the agri-food sector by protecting agricultural resources and minimizing land use conflicts; and*
- h) *Providing opportunities for increased energy generation, supply and conservation, including alternative energy systems and renewable energy systems.*

2.2 Places to Grow

The Places to Grow Growth Plan for the Greater Golden Horseshoe was released by the Ministry of Public Infrastructure Renewal to give guidelines to planning bodies for imminent future growth outside of the greenbelt. According to section 2.2.2 of the Proposed Growth Plan for the Greater Golden Horseshoe:

1. *Population, household and employment growth will be accommodated by –*
 - a. *Directing a significant portion of new growth to the built-up areas of the community through intensification*
 - b. *Focusing intensification in intensification areas*
 - c. *Building compact, transit-supportive communities in greenfields*
 - d. *Reducing dependence on the automobile through development of mixed-use, transit-supportive, pedestrian-friendly urban environments*

- e. *Providing convenient access to intra- and inter-city transit*
- f. *Ensuring the availability of sufficient land in designated employment areas to accommodate forecasted growth to support the Greater Golden Horseshoe's economic competitiveness*
- g. *Planning and investing for a balance of jobs and housing in communities across the Greater Golden Horseshoe to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling.*
- h. *Encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services.*
- i. *Directing development to settlement areas except for development related to the management or use of resources, resource-based recreational activities and other rural land uses that cannot be located in settlement areas.*
- j. *Directing major growth to settlement areas that offer municipal water and wastewater services and limiting growth in settlement areas that are serviced by other forms of water and wastewater services.*
- k. *Prohibiting the establishment of new settlement areas.*

Section 2.2.3 of the Growth Plan for the Greater Golden Horseshoe covers additional and general intensification guidelines attempting to achieve *intensification* targets as well as attracting a significant portion of the population, household, and employment growth.

2.3 Official Plan – Township of Tay

2.3.1 Goals and Objectives

Section 2.1 of the Official Plan for the Township of Tay states the community vision regarding the social and economic welfare of the Township. The following excerpts from Section 2.1 support the goals and objectives of the CIP:

“Through tourism, agriculture, commerce and industry, the Township will endeavour to develop a diverse and stable local economy which is compatible with our lifestyles.

The Township will strive to ensure a range of community services to provide residents and visitors with lifelong opportunities in our community.”

The Official Plan also sets out goals and objectives for economic development:

“To create economic diversity and stability by supporting existing and new businesses in traditional sectors, such as agriculture and manufacturing, and emerging sectors, such as high technology and cottage industries, and fostering employment, training and entrepreneurial opportunities for the Township’s residents in the community and the surrounding region.”

The Township’s Official Plan also lists the following objectives in response to a changing economic market:

- *Encourage and support small and home-based business and cottage industry development.*
- *Foster and promote local entrepreneurship.*
- *Maximize use of existing land, human and business resources in the community for economic development.*
- *Support the development of business services.*
- *Encourage the provision of training initiative in the Township.*
- *Expand promotion and marketing of economic opportunities.*
- *Tie into regional economic development initiatives.*

2.3.2 Community Improvement Policies

Section 7.15 of the Official Plan of the Township of Tay is the enabling policy for this CIP. It states:

It shall be a policy of this Plan to provide for, through the use of maintenance and occupancy by-law, a minimum standard for the maintenance occupancy of all buildings, yards, etc. Further it shall be the policy of this Plan that the Township will consider establishing a comprehensive program of preservation/rehabilitation /redevelopment so that the quality of buildings and facilities in the municipality remains stable and constant. To implement this policy, the Township may pass by-laws designating certain areas as community improvement areas. These areas shall be established based on the objectives listed below. In addition to

designating areas, the Township would prepare community improvement plans which will outline the facilities improvements required so that the quality of life in the community is maintained.

The following objectives shall be considered when establishing Community Improvement Areas:

- a) Reduce or perhaps eliminate deficiencies in municipal, social, recreation and physical facilities and therefore maintain the quality, safety and stability of the community;*
- b) Guide and prioritize the spending of municipal and provincial funds in regard to community improvements;*
- c) Encourage, support and aid in the co-ordination of private efforts to rehabilitate/redevelop property, which will have a positive impact on the stability of the community;*
- d) Improve existing recreation and social services, and construct new facilities having regard to the recommendations of the Culture and Recreation Master Plan;*
- e) Stabilize and/or improve the property and business tax bases in commercial and industrial areas by upgrading municipal services and therefore stimulating private investment; and,*
- f) Improve the existing transportation deficiencies as outlined in the Road Needs Plan.*