

Provincial Policy Statement (PPS)

Summary of Key Policies Pertinent to Haldimand County Continued

Settlement Areas

Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Land use patterns within settlement areas shall be based on:

- densities and a mix of land uses which:
 - efficiently use land and resources;
 - 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;
 - minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - support active transportation;
 - are transit-supportive, where transit is planned, exists or may be developed; and
 - are freight-supportive; and
- a range of uses and opportunities for intensification and redevelopment where this can be accommodated.

Municipalities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated.

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

Municipalities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Municipalities shall establish and implement phasing policies to ensure:

- that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and
- 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.

Expansion of Settlement Areas

A municipality may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

- sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- in prime agricultural areas:
 - the lands do not comprise specialty crop areas;
 - alternative locations have been evaluated, and
 - there are no reasonable alternatives which avoid prime agricultural areas;
 - there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
 - the new or expanding settlement area is in compliance with the minimum distance separation formulae; and
 - Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible