

MEMORANDUM

To: Mayor Jackson and Members of Council
Copy: Ms. Nancy Miller, Clerk
From: Chris Jones MCIP, RPP
Date: December 5, 2025
Re: Village of Sundridge Official Plan – Status Memo

Background

The draft Official Plan was finalized for adoption in December 2023 however adoption of the plan has been deferred. On October 22, 2025 Council directed staff to bring back the Official Plan for Council's consideration and adoption.

The purpose of this memo is to apprise Council of recent changes in Provincial policy and legislation with regard to land use planning that has occurred since the Official Plan was finalized for adoption in 2023 which may precipitate minor changes or modifications to the draft Official Plan.

The New Provincial Planning Statement (PPS 2024)

On October 20, 2024 the Province of Ontario replaced PPS 2020 with a new Provincial Planning Statement. Given that Section 3 of the Planning Act requires an Official Plan to be consistent with policy statements issued by the Minister it is necessary to review the draft Official Plan under the lens of the new PPS to determine if edits or revisions are necessary before proceeding toward adoption.

To this end, the following is a summary of some of the salient changes in new PPS that are applicable to the Village and may require consideration in the Sundridge Official Plan:

1. Under Section 2.1.3 Municipalities now have the discretion to plan projected land needs for a time horizon of at least 20 years, but not more than 30 years. The draft Official Plan was based on a timeline of 20 years which is still considered to be appropriate.
2. Section 2.2.1. b) 2) require planning authorities to provide for an appropriate range and mix of housing options through "*development and redevelopment of underutilized commercial and institutional sites and development of new housing options within previously developed areas*".
3. *Housing Options* is defined by the PPS as:

a range of housing types such as, but not limited to single- detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses, and multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, additional needs housing, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.

4. Section 2.3.1 maintains that settlement areas are to be the focus of growth and development and land use patterns are to "optimize existing and planned infrastructure..."
5. Section 2.3.3 requires planning authorities to support general intensification and redevelopment to support the achievement of complete communities, including planning for a range and mix of housing options.
6. Section 2.8.1.1 d) requires planning authorities to encourage "*intensification of employment uses and compatible, compact mixed-use development to support the achievement of complete communities*".
7. Section 2.8.2.3 includes a number of new policies aimed at protecting employment uses including prohibitions on residential uses, commercial uses, public service facilities and institutional uses and further prohibiting retail and office uses that are not associated with the primary employment use.
8. Section 2.9 generally maintains policies focused on climate change. The draft official plan had a policy acknowledging the impacts of a changing climate but this should be updated to more closely reflect the direction of the PPS.
9. Section 3.1.5 is a new policy requiring collaboration with school boards to consider and encourage innovative approaches in the design of schools and associated child care facilities.
10. Section 3.5.2 is a modified policy addressing rail corridors that indicates where sensitive land uses are proposed proximate to a rail corridor, potential adverse effects to the proposed land use and the rail corridor are minimized and mitigated in accordance with Provincial guidelines.

Recent Legislative Changes

Bill 23 – More Homes Built Faster Act

- Received Royal Assent on November 28, 2022
- Official Plans and zoning by-laws to accommodate up to 3 residential units per lot;
- Defined “parcel of urban residential land”; and,
- Removed authority to enter into site plan agreements for residential development less than 10 units.

Bill 97 – Helping Homebuyers, Protecting Tenants Act

- Royal Assent June 8, 2023;
- Created exemptions by regulations for residential uses that may be subject to site plan control;
- Exemptions included lands proximate to shorelines and rail lines;
- Narrowed the definition of an “area of employment” to exclude institutional and commercial uses”;
- Stipulated that only one parking space may be required for accessory residential units; and,
- Changes to notification and appeal timelines associated with interim control by-laws.

Bill 185 – Cutting Red Tape to Build More Homes Act

- Royal Assent June 6, 2024;
- Removed mandatory pre-consultation by by-law;
- Removed refund requirements for decisions not made on planning applications within legislated timeframes;
- Restricted third-party appeals on planning applications;
- Lapsing of a site plan or draft plan of subdivision reduced to 3 years; and;
- Changes to public notice requirements on a municipal website where a local newspaper is not available.

Bill 17 – Protect Ontario by Building Faster and Smarter Act

- Royal Assent June 5, 2025;
- Limitations on what is required to constitute a complete application;
- Municipalities must accept studies from “certified professionals”; and,
- As-of-right exemption for a minor variance where encroachment in less than 10% of setback (implemented by regulation).

Bill 5 – Protect Ontario by Unleashing our Economy Act

- Royal Assent June 5, 2025;
- Repeals to Endangered Species Act and enacts the Species Conservation Act 2025; and,
- Provision for Special Economic Zones which create exemptions from legislation for trusted proponents.

Ministry of Municipal Affairs and Housing

We have discussed the Village's intention to adopt the Official Plan with Ministry staff who have advised that the Village has previously fulfilled the requirement for early consultation under Section 17 (17.1) of the Planning Act and it is at the discretion of the Village if they wish to provide a subsequent draft for Ministry review.

Draft Official Plan and Statutory Public Meeting

The draft Official Plan was the subject of a statutory public meeting on September 28, 2022.

Given that this meeting was held over 3 years ago and that further modifications to the draft Official Plan are anticipated, it is recommended that Council convene a second public meeting in accordance with the requirements of the Planning Act.

It is recommended that a revised draft Official Plan be received by Council in January 2026 and the public meeting be scheduled in February 2026, which will allow Council to consider adopting the plan in the spring of 2026.

Moving Forward

I look forward to meeting with Council on December 10 to discuss memo and to confirm to finalize the Official Plan.

Regards,



Chris Jones MCIP, RPP