

Provincial Policy Statement (PPS)

Summary of Key Policies Pertinent to Haldimand County

Housing

Municipalities shall:

- provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area;
- maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- maintain at all times, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands zoned for residential intensification and redevelopment, and land in draft approved and registered plans.
- establish and implement minimum targets for the provision of housing which is affordable to low and moderate income households.
- permit and facilitate:
 - all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements;
 - all forms of residential intensification, including second units, and redevelopment;
 - directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and
 - promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities
 - establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Employment

Municipalities shall promote economic development and competitiveness by:

- providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- 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 considering the needs of existing and future businesses;
- encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- ensuring the necessary infrastructure is provided to support current and projected needs.

Employment Areas

Municipalities shall:

- plan for, protect and preserve employment areas for current and future uses;
- ensure that the necessary infrastructure is provided to support current and projected needs.

Municipalities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

Municipalities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

Municipalities may plan beyond 20 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon