

Attachment 3 – PPS Planning Analysis:

Provincial Policy Statement, 2014

Policy #	Policy	Response
1.1.1	a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term	The proposal supports the redevelopment of a site within the Conestogo Settlement that is unlikely to be used as a feed mill again.
1.1.1	e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs	The proposal increases the range of permitted uses within the building and reduces the need for a greenfield site.
1.1.1	f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society	The building renovations will be designed and built to be accessible.
1.1.1	h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate	The proposal does not impact natural heritage sites / features.
1.1.3 Settlement areas	1.1.3.1 – Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted	The proposal supports the re-use of existing buildings within the Settlement Area.
1.1.3.2	Land use patterns within settlement areas shall be based on: a) densities and a mix of land uses which: 1. efficiently use land and resources 2. 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 3. minimize negative impacts to air quality and climate change, and promote energy efficiency 4. support active transportation 5. are transit-supportive, where transit is planned, exists or may be developed	The proposal: supports efficient use of land as a mixed use along the King Street corridor; is appropriate for the existing infrastructure; and can be supported with shuttle buses and therefore minimize impacts to air quality.
1.1.3.3	Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of	The proposal supports re-use of a site within the Settlement area.

	resources and Section 3: Protecting Public health and Safety	
1.1.3.4	Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety	There are no anticipated risks to public health and safety.
1.3.1	Planning authorities shall promote economic development and competitiveness by: a) providing mix and range of employment and institutional uses to meet long-term needs	There will be jobs available for area residents to work in the redeveloped building complex.
1.6.7.4	A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation	The proposal supports transit and active transportation
1.8.1	Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which: a) promote compact form and a structure of nodes and corridors b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas	The proposal does not contribute to climate change due to the support of compact urban form, and active transportation. The location permits consideration of reduced parking standards for automobiles.
2.1.1	Natural areas and features shall be protected for the long term.	The proposal is not a threat to natural areas, features, species or habitats.
2.6.1	Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	The proposal complies with this policy. The building renovations will permit the original mill building to be restored and retained.
3.1.3	Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.	The proposal will not be at risk to future floodplain conditions which may be associated with climate change.
4.2	In accordance with section 3 of the <i>Planning Act</i> , a decision of the council ... “shall be consistent with” this Provincial Policy Statement.	The proposal complies with this policy.