

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: Provincial Policy Statement (PPS) 2019 Review
Meeting on: October 7, 2019

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the proposed policies under the Provincial Policy Statement:

- (a) The attached report **BE RECEIVED** for information;
- (b) The Province **BE ADVISED** that several of the proposed changes are contrary to Municipal Council's Climate Emergency Declaration; and,
- (c) This report **BE FORWARDED** to the Ministry of Municipal Affairs and Housing for consideration in response to the Environmental Registry of Ontario (ERO) posting of the proposed policies by the commenting deadline of October 21, 2019.

Executive Summary

As part of *More Homes, More Choice: Ontario's Housing Supply Action Plan*, a draft update to the Provincial Policy Statement (PPS) has been introduced. This report provides an overview of proposed changes to the PPS, including municipal comments and concerns to be submitted to the Ministry of Municipal Affairs and Housing. This report also contains municipal responses to the five questions posted by the Ministry on the Environmental Registry of Ontario (ERO) related to the proposed policy changes.

Highlights of the 2019 PPS that are of particular interest to the City of London include:

- Extended time horizon for land use planning and protection for employment areas from 20 to 25 years
- New references to "market-based needs" and "market demand" for housing and growth
- Additional flexibility for settlement area boundary expansion
- Greater emphasis on transit-supportive development and intensification with "air rights development"
- More consideration on adaptation to climate change than mitigation
- Weakened directions on sewage, water, and stormwater servicing
- Introduction of the term "agricultural system" as a system of two components (i.e. agricultural land base and agri-food network) to re-identify the agricultural sector as a significant economic driver
- Stronger emphasis on engagement with Indigenous communities
- Increased focus on human health and safety

- No changes to policies with respect to natural and human-made hazards at this time, however, there is an indication of possible future changes
- Stronger directions on streamlining of development approvals
- Weaker policy directions on implementation and interpretation, including removal of the provision allowing municipalities to exceed the standard in the PPS
- Greater control over employment area conversions

Also attached to this report is a strike-out and underline version of the proposed changes to the Provincial Policy Statement, showing added, deleted and amended policies.

In this report, the potential impact on climate change (positive, neutral or negative) is identified for each of the proposed changes highlighted in this report.

The deadline for submitting comments to the Province is October 21, 2019. The City's comments with the following recommendations on the proposed changes will be provided to the Province.

Summary of Recommendations

- Many of the proposed changes to the Provincial Policy Statement could have negative impacts on climate change. Consideration of the "impacts of a changing climate" directs municipalities to plan/respond to climate change, rather than directing municipalities to take actions to minimize their impact on climate and the causes of climate change.
- The current 20-year planning horizon for growth should be retained, rather than expanded 25-year horizon.
- If the proposed amended policies 1.1.1, 1.4.3 and 1.7.1 are maintained, the Province should provide clarification on the meaning of "market-based needs" and "market demand". The reference to single-detached housing should be removed and clarity should be provided on the definition of tiny homes.
- Further clarification on settlement area expansions to ensure that the conditions to permit a settlement area expansion are limited and very specific, that the expansion would continue to support compact growth and intensification, and that sprawl and land use conflicts will be avoided.
- Additional information on air rights development should be provided to ensure that it represents good planning.
- The term "regional economic development corporation" is newly introduced, however, further clarity on the definition for the corporation and its relationship with a municipality should be provided.
- New policies for climate change mitigation in addition to the proposed policies with respect to adaptation should be added. Existing provisions for renewable energy and alternative energy should be retained.
- The existing policy that servicing is carried out in a sustainable and cost-efficient manner is proposed to be repealed. This policy should be retained.
- Additional consideration for the impacts of climate change on natural and human-made hazards should be included.
- The deletion of the existing provision that the linkages between waste management and land use patterns should be considered is proposed. This provision should be maintained.

- Proposed amendments throughout Section 4 of the PPS: Implementation and Interpretation will cause more complex planning. The amendments to existing policies 4.7, 4.8 and 4.9 should be removed.
- New references to provincial guidelines, standards and procedures without any definitions or references are included. Further clarification on them should be provided.
- New guidance or framework for engagement with Indigenous communities should be provided.
- Proposed provisions with respect to minimum distance separation formulae requirements are not clear to implement in non-prime agricultural areas. Further clarification on the requirements should be added.
- New conditions for economic investment are newly referenced without any clear guidance or information. The Province should provide guidance and clarification on the conditions.
- Amended policies with respect to land conversion increases opportunities to designate and convert local employment areas outside of a comprehensive review. The Province should provide further clarification on limitations to convert these areas.
- Proposed policy directions become weakened through language change from “shall” to “should”. The previous wording should be retained.

Analysis

1.0 Provincial Policy Statement Review

1.1 Background

On July 22, 2019, the Ontario Government released a draft Provincial Policy Statement (PPS) in order to support the implementation of More Homes, More Choice: Ontario’s Housing Supply Action Plan. A number of draft policy changes to the PPS are proposed to align with the *Planning Act* through Bill 108, and changes to “A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019”. Some of the changes to the *Planning Act* came into effect on September 3, 2019, while the rest, specifically community benefits charges and parkland provisions, are not yet proclaimed.

The draft PPS focuses on the development of an increased housing mix and supply, while protecting the environment and public safety. The PPS draws additional attention to rural, northern and Indigenous communities, as well as economic growth and job creation. Further, the changes are intended to provide additional predictability for the development approvals process with reduced barriers and costs.

The Ministry of Municipal Affairs and Housing has posted the following questions for municipal perspectives on proposed policies to the PPS:

- Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?
- Do the proposed policies strike the right balance? Why or why not?
- How do these policies take into consideration the views of Ontario communities?
- Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?
- Are there other tools that are needed to help implement the proposed policies?

This report includes municipal responses to these questions, along with concerns and recommendations on the proposed changes. Several key changes that are of greatest significance to the City of London are highlighted in Section 2.0: Concerns and Recommendations. Further, some key areas are provided where more clarity and direction from the Province would be needed. A full description of each area can be found in the same Section.

1.2 Summary of Key Themes/Focuses

The proposed changes to the PPS focus on key themes identified by the Province. The City has outlined the changes, focusing on changes of significance to the City of London.

Increasing Housing Supply and Mix

- Extended time horizons and minimum time periods for land supply requirements
- Addition of “market-based” range and mix of housing types throughout the PPS and reference to single-detached and multi-unit housing
- Added flexibility related to settlement area boundary identification and expansions
- Greater emphasis on transit-supportive development and intensification, including potential air rights development
- Introduction of a regional economic development corporation as a partner in determining regionally significant employment areas

Protecting the Environment and Public Safety

- Enhanced direction to prepare for impacts of “a changing climate”
- Weakened sewage and water services policies to protect human health and safety
- Policies related to natural and human-made hazards such as flooding are retained
- On-site local reuse of excess soil is promoted
- Weakened direction on the relationship between waste management land use patterns

Reducing Barriers and Costs

- Flexibility for mineral aggregate operations outside the Greenbelt Area
- Stronger direction on streamlining of applications with respect to housing and job-related growth
- Increased flexibility to interpret and implement PPS policies

Supporting Rural, Northern and Indigenous Communities

- Stronger policy directions on municipal engagement with Indigenous communities
- New reference to agricultural systems
- Changes to minimum distance separation formulae requirements

Supporting Certainty and Economic Growth

- Additional opportunities for municipalities to designate and conserve local employment areas
- Addition of new conditions for economic investment
- New directions on employment areas for industrial and manufacturing uses

Other General Changes

- Language changed from “Shall” to “Should”
- Addition of “growth management”
- Unclear meaning of “manage” with regards to wetlands

For reference, a strikeout and underline version of the proposed changes to the PPS is attached as Appendix A.

Comments

2.0 Concerns and Recommendations

2.1 Increasing Housing Supply and Mix

2.1.1 Extended time horizons and minimum time periods for land supply requirements

While the current PPS allows municipalities to designate a supply of available land to accommodate anticipated development for a time period of up to 20 years, the draft PPS proposes to extend the time horizon to 25 years (Policy 1.1.2). Further, long-term planning for employment areas will be subject to the extended time horizon in accordance with Policy 1.1.2 (Policy 1.3.2.7).

The changes also include minimum time periods for residential land supply and servicing. Currently, municipalities are required to maintain a minimum supply of land adequate to accommodate 10 years of residential growth (Policy 1.4.1 (a)). The draft PPS proposes to expand the minimum requirement to 12 years.

Additionally, municipalities must currently have a three-year minimum supply of serviced residential land in areas suitable for intensification (Policy 1.4.1 (b)). The policy changes propose to also allow for a higher minimum; a five-year supply of serviced residential land, for upper- and single-tier municipalities.

Extended minimum requirements related to residential land supply, as well as the proposed 25-year planning horizon could discourage compact growth by increasing the need for urban growth boundary expansions and providing more opportunity for development in exurban areas without transit accessibility or other soft services to support the growth. This is contrary to the goals of compact growth and intensification that can reduce the production of Green House Gases (GHGs) and climate change impacts.

In addition to the proposed planning horizon, an extended time period for residential land supply would rely on less certain residential demand. Given this uncertainty, the City questions how municipalities would ensure adequate municipal funds to service lands in advance of development. Further, housing needs should reflect location and municipal requirements based on local demographic and economic factors, rather than specifically identifying forms and housing to be provided. The proposed changes could contribute to higher costs and ineffective provision of infrastructure accommodating the housing needs. The City recommends that the appropriate time horizon for land use planning is up to 20 years to ensure that an appropriate range and mix of residential and other land uses are available to meet projected needs.

These proposed changes could have a **negative impact** on climate change.

2.1.2 Addition of “market-based” range and mix of housing types throughout the PPS and reference to single-detached and multi-unit housing

The Province sets out housing options in the Definitions section of the draft PPS to increase a range and mix of housing supply. The Province also introduces the term “market-based”, which relates to a range and mix of residential types throughout the PPS (Policies 1.1.1 (b), 1.4.3 and 1.7.1 (b)). Municipalities will be required to accommodate single-detached, additional residential units, multi-unit housing and affordable housing as part of market-based residential types.

The definitions of “market-based” and “market demand”, however, are not clearly provided. The City is concerned by a new reference to single-detached houses in Policy 1.1.1 (b) as some may interpret this reference as requiring an increased supply of single-detached houses. An ample supply of single-detached houses could be beneficial in some rural and northern communities with less demand for housing given their lower population growth and lower levels of economic activity that make it difficult to achieve intensification (e.g. brownfield redevelopment) with increased construction costs. In large urban centres like London, however, this may encourage municipalities to use “dynamic market-based needs” as a rationale for the provision of single-detached houses alongside Policy 1.7.1 (b). This could redirect housing development away from intensification and facilitate sprawl, resulting in greater production of GHGs and negative impacts on climate change.

In addition, the proposed lengthened timelines for “market-based” opportunities create greater risk for inaccuracy, given that it becomes more difficult to predict market needs further into the future. There would be increased need for a greater supply of land within a settlement area boundary to accommodate these housing types. The City is concerned that settlement area boundary expansion would be required to make more land available for single-detached houses, while discouraging intensification and redevelopment.

An emphasis on single-detached dwellings could also limit the supply of alternative housing types such as row houses and apartments, and could therefore limit housing options that take into account a variety of needs and incomes. This will challenge housing affordability and limit housing choices. The City supports the draft PPS’s intention to facilitate all housing options, however, is concerned that the reference to single-detached and multi-unit housing could result in multiple potential interpretations and implementation challenges. The City recommends that the reference should be removed to balance intensification and settlement area expansion, while facilitating appropriate housing options. If these policies will be maintained in order to support housing supply, there should be clarification on the meaning of “market-based needs” and “market demand”.

The new definition for housing options also includes a reference to tiny homes. While the City supports the provision of housing options and has an existing framework for encouraging secondary dwelling units, further clarity should be provided to define tiny homes. Definitions for tiny homes in other jurisdictions have included trailers and dwellings without municipal servicing connections, and while the City of London has seen interest in the development of tiny homes in the past, some of the proposed designs have not met Ontario Building Code standards.

These proposed changes could have a **neutral to negative impact** on climate change.

2.1.3 Added flexibility to process for settlement area boundary identification and expansions

The Province has added criteria for settlement area boundary expansions as part of a comprehensive review. The criteria provides that the expansions will be permitted only where it is demonstrated that the existing settlement areas cannot satisfy market demand through intensification and that impacts of the expansions on agricultural lands

are avoided or minimized in accordance with provincial guidelines (Policy 1.1.3.8). As mentioned above, the City is concerned that this policy could encourage municipalities to expand their boundary to allow for more single-detached dwellings based solely on market demand. This would discourage compact forms of development. The City does support the additional requirement regarding the impacts on adjacent agricultural lands, however, suggests that this requirement should allow for further mitigation opportunities to reduce the impacts. Further clarity should be provided to ensure that an expansion would prevent the creation of competing and incompatible land uses by avoiding the expansion onto agricultural lands, including prime agricultural lands.

The inclusion of “market demand” as a criterion to justify a settlement area expansion without reference to the potential impacts on compact development and intensification, or the GHG impacts of sprawl will result in forms of development that is not transit supportive, and has a reliance on automobile travel.

Proposed policy 1.1.3.8 emphasizes that an assessment should be proportionate to the size or scale of a development proposal or boundary expansion by re-referencing the current definition of comprehensive review. The policy would allow for flexibility to reduce the scope for less complex and smaller scale proposals to meet market-based demand and accommodate growth. Further, it would encourage rural settlement areas that have smaller or less complex proposals for settlement area boundary expansions compared to urban settlement areas.

The new policy 1.1.3.9 provides for adjustments of settlement area boundaries in the absence of a comprehensive review. Municipalities would be encouraged to demonstrate the need for the adjustment as follows: 1) there would be no net increase in land within the settlement areas; 2) such adjustment would support their intensification and redevelopment targets; 3) prime agricultural areas are addressed in accordance with policy 1.1.3.8 (c), (d), and (e); and 4) the settlement area with new lands would be appropriately serviced and has sufficient reserve infrastructure capacity for the lands. This policy would allow municipalities to plan their settlement area boundaries for future developments. The City questions how the proposed changes could support settlement area boundary expansion, given the practical and political challenges of removing land from the settlement area that is designed for urban development to ensure that there is no net increase in land within the settlement boundary.

To ensure that any settlement area expansion in the absence of a comprehensive review will not result in a negative impact on climate change, the “test” should mirror the requirements of policy 1.1.3.8, ie, “only where it can be demonstrated that:”.

These proposed changes could have a **negative impact** on climate change.

2.1.4 Greater emphasis on transit-supportive development and intensification, including potential air rights development

Increased reference to and consideration of “transit-supportive development” are found throughout the draft PPS. The consideration is consistent with the new focuses of the PPS, particularly housing and employment growth and climate change.

The Province proposes to require transit-supportive development and prioritize intensification to promote both residential and employment developments in more compact efficient forms, while accommodating projected residential needs. The draft PPS newly references “air rights development”, which is presumably to be incorporated into transit-supportive development and intensification (Policy 1.4.3). However, neither a clear definition nor a framework for air rights development is provided. Further, as air rights development does not yet exist in the *Planning Act*, municipalities cannot ensure that air rights development would follow good planning practice without a framework. Further clarity on the concept of air rights development to promote transit-supportive development and intensification is required.

The emphasis on transit-supportive development is also linked to the consideration of climate change and its impacts. A full description of climate change focus is provided in Section 2.2: Protecting the Environment and Public Safety.

The Province also adds “optimization of transit investment” to promote optimized investment in transit infrastructure (Policy 1.1.1 (e) and Definitions). The City supports this addition, however, is concerned by the lack of clarity as to what the requirements or interpretations of this will be when implemented by municipalities.

The draft PPS includes the new term “station” in policies related to transit-supportive development (Policies 1.2.4 (d) and 1.4.3 (e)). Currently, municipalities must achieve density targets around transit corridors prior to settlement area expansion, which often results in a long-term planning exercise and is dependent on existing higher density residential and employment development. If an expansion is not permitted until a minimum density target is met in these corridors, it may create a shortage of lands for residential and employment development. The inclusion of the “station”, however, would encourage municipalities to better meet density targets and facilitate settlement area boundary expansions. The City recommends that greater densities should be concentrated around transit stations and corridors.

These proposed changes could have a **positive impact** on climate change.

2.1.5 Introduction of a regional economic development corporation as a partner in determining regionally significant employment areas

The draft PPS introduces the term regional economic development corporation as a partner that upper- and single-tier municipalities are to work with in determining regionally-significant employment areas. However, the corporation is not defined and the significance of cooperation with the corporation is unclear. A definition of the term should be provided and the PPS should clarify the relationship between a municipality and regional economic development corporation.

These proposed changes could have a **neutral to positive impact** on climate change.

2.1.6 Recommendations for Increasing Housing Supply and Mix

1. Maintain the 20 year planning horizon and maintain the 10 year planning horizon for lands designated and available for residential development.
2. Clarify why or under what conditions a single or upper-tier municipality could consider a 5 year rather than 3 year supply of lands suitably zoned to facilitate residential development.
3. Clarify how “market-based needs” and “market demand” are to be interpreted and ensure they remain subordinate to other PPS policies. Remove the reference to single-detached housing and provide clarity on the definition of tiny homes.
4. Provide clarity to avoid settlement area expansions that promote sprawl or land use conflicts. The City is concerned that settlement area boundary expansion would be required to make more land available for single-detached houses, while discouraging intensification and redevelopment.
5. Promote transit-oriented development and provide clarity on policy and air rights development to ensure that it is used for good planning practices. The transfer of air rights to locations in proximity to transit will have a **positive impact** on climate change.
6. Provide further clarity on the definition for regional economic development corporation and its relationship with a municipality.

Except as noted above, these proposed changes could have a **neutral to negative impact** on climate change.

2.2 Protecting the Environment and Public Safety

The draft PPS focuses on the environment and public health and safety through the proposed changes to related policies.

2.2.1 Enhanced direction to prepare for impacts of “a changing climate”

The proposed policies replace “climate change” with “a changing climate” and proceed to include numerous policies to prepare for impacts of climate change throughout the draft PPS.

The PPS’s attention to “a changing climate” requires municipalities to be proactive in their emergency preparedness. A change to policy 1.1.1 draws more attention to the need to consider climate change at the municipal and provincial levels. The PPS, however, focuses on adaptation to climate change, rather than mitigation of climate change, and lacks details about actions to prepare for changes that will happen or are likely to happen in the future. The City questions how specifically municipalities can consider the potential impacts of climate change that may increase the risk associated with natural and human-made hazards.

As mentioned above, the draft PPS proposes to promote transit-supportive development to reduce greenhouse gas emissions, however, it removes the existing provisions with respect to the use of renewable energy and alternative energy systems (Policy 1.8.1). Given the removed provisions, municipalities will no longer be encouraged to maximize the use of these systems, and will instead only focus on transit-supportive development as a mitigation action to climate change. The existing provisions for renewable energy and alternative energy should be retained to further help to mitigate potential impacts of climate change.

The City also encourages the Province to require further consideration for actions to adapt to the impacts of climate change. There should be policies that further promote green infrastructure. Parkland is a component of green infrastructure and fundamental to help municipalities mitigate effects of extreme weather caused by climate change such as flooding. Bill 108, *More Homes, More Choices Act, 2019*, however, limits municipalities’ ability to intentionally design and secure parkland as climate-resilient infrastructure. The City is concerned that Bill 108 allows for less parkland than necessary, especially for high-density developments.

The City recommends that these changes be more explicit to direct municipalities to take actions to minimize their impact on climate change and the causes of climate change. Consideration of the “impacts of a changing climate” directs municipalities to plan/respond to climate change, rather than directing municipalities to take actions to minimize their impact on climate and the causes of climate change.

These proposed changes could have a **neutral to positive impact** on climate change.

2.2.2 Weakened sewage and water services policies to protect human health and safety

The proposed changes provide further clarity on specified conditions for alternate servicing options, including private communal services, individual on-site services and partial services, where municipal sewage and water services are not available, planned or feasible (Policies 1.6.6.1, 1.6.6.3, 1.6.6.4 and 1.6.6.5).

For example, private communal services will be permitted for multiunit or lot development to minimize potential risks to human health and safety and to protect the environment.

Further, the changes enhance policy directions to assess the long-term impacts of individual on-site services on the environmental health and the character of rural settlement areas at the time of an official review or update. Upper-tier municipalities will be encouraged to work with lower-tier municipalities when planning for these services.

Currently, partial services are only permitted to address failed individual on-site services in existing development or for infilling and minor rounding out of existing development on the services (Policy 1.6.6.5).

In accordance with the existing partial services policy (Policy 1.6.6.5), municipalities will only permit an extension of partial services into rural areas to address failed individual on-site services. Further, infilling on existing lots in rural areas will be permitted where this would represent a logical and financially viable connection to an existing partial service.

The Province also permits private communal servicing in areas where municipal servicing is not available, planned or feasible. The term “available” is concerning as it significantly weakens policy language and could encourage private servicing for development and undermine comprehensive infrastructure planning.

The City is concerned about the proposed changes throughout policy 1.6.6: Sewage, Water, and Stormwater. The London Plan prohibits new development in the Urban Growth Boundary that cannot be connected to adequate municipal sanitary sewage infrastructure, and also directs that the City not extend servicing beyond the limits of identified for urban growth, except in certain specified circumstances. The proposed policy changes would undermine the City of London’s goals, which are set out to ensure that servicing is carried out in a sustainable and cost-efficient manner, and that growth is supported by a comprehensive infrastructure system.

These proposed changes could have a **neutral to negative impact** on climate change.

2.2.3 Maintained policies related to natural and human-made hazards such as flooding

The current policies with respect to natural and human-made hazards such as flooding are under review. Although further changes are expected as a result of the review, the City is still concerned that Bill 108 limits the ability of municipalities and Conservation Authorities to mitigate any potential adverse environment effects from developments and such hazards. Conservation Authorities’ involvement in environmental protection (e.g. integrated watershed management) should be broadened to support the intended aims of the new PPS. The City also suggests that the PPS includes further consideration for the impacts of climate change on natural and human-made hazards to better improve municipalities’ preparedness and emergency management.

Any changes to these policies should be within the context of ensuring that municipalities are able to ensure that future growth and development is sustainable, promotes resiliency, and minimizes impacts on climate change.

2.2.4 Promoted on-site local reuse of excess soil

The draft PPS newly provides that municipalities are encouraged to support on-site and local re-use of excess soil with more attention to human health and the environment (Policy 3.2.3). This provision would prevent mismanagement of excess soil, which can contribute to various environmental issues such as poorer ground or surface water quality. The City is supportive of the provision with its greater focus on the protection of human health and the environment.

These proposed changes could have a **positive impact** on climate change.

2.2.5 Weakened direction on the relationship between waste management and land use patterns

The PPS proposes to repeal the existing provision that directs municipalities to consider the implications of development and land use patterns on waste generation, management and diversion (Policy 1.6.10). This repeal indicates that the linkages between land use patterns and waste management will no longer be considered. This could direct municipalities’ attention away from consideration of measures to minimize potential impacts to climate change and address environmental, public health and

safety impacts. Further, the absence of the consideration would limit the ability of municipalities to accommodate for present and future waste management requirements and facilitate waste diversion, while providing a better level of coordination of land use patterns. The City recommends that this policy should be retained.

These proposed changes could have a **negative impact** on climate change

2.2.6 Recommendations for Protecting the Environment and Public Safety

1. Provide policies to promote climate change mitigation in addition to adaptation, and retain existing provisions for renewable energy and alternative energy
2. Retain existing policies to ensure that servicing is carried out in a sustainable and cost-efficient manner
3. Include further consideration for the impacts of climate change on natural and human-made hazards to better improve emergency management
4. Remain the existing provisions with respect to waste management

2.3 Reducing Barriers and Costs

The changes are proposed to streamline the development approvals process to facilitate increased and faster housing supply and job creation. Some of these changes, however, are of significant concern.

2.3.1 Flexibility for mineral aggregate operations outside the Greenbelt Area

The Province provides that extraction will be permitted in natural heritage features outside the Greenbelt Area where a rehabilitation plan demonstrates that the extraction will have no negative impacts on these features (Policy 2.5.2.2). This will challenge the ability of municipalities outside the Greenbelt Area to protect their natural heritage features, while giving a greater preference for aggregate extraction over public health. The City questions how municipalities can demonstrate that such extraction will result in no negative impacts on the natural features or ecological functions in areas outside the Greenbelt Area. Further, the protection of natural features outside the Area appears to be less prescriptive and necessary. The City is also concerned by the new provision that lacks consideration of mitigation measures. The City recommends that this provision should be removed in order to protect the natural features and functions outside the Greenbelt Area.

These proposed changes could have a **negative impact** on climate change.

2.3.2 Stronger direction on streamlining of applications with respect to housing and job-related growth

The Province proposes changes to policy 4.7 to offer a more streamlined development process in order to increase housing supply and support job-related growth. This policy will require municipalities to streamline applications given the newly reduced timelines introduced through Bill 108. However, it is not clear as to who will define “priority applications” in policy 4.7 (a) and what criteria would be established to select such applications. The unclear definition could make it difficult to determine and prioritize applications when the direction includes both housing and job-related growth, which could be broadly interpreted. Further, streamlining could result in poor built form outcomes and an increased number of appeals. This would present planning challenges, for example the compatibility of a proposed development with surrounding buildings or land uses. Therefore, this provision would not support the stated intention of the Province. The City recommends that this proposed policy be removed.

These proposed changes could have a **neutral to negative impact** on climate change.

2.3.3 Increased flexibility to interpret and implement PPS policies

The Province proposes a number of changes to Section 4: Implementation and Interpretation. Many of the current policies in Section 4 are simply moved to Part I: Preamble and Part II: Legislative Authority of the PPS.

While the draft PPS retains the emphasis on official plans as the most important vehicle for implementation (Policy 4.6), further provisions with respect to official plans are re-introduced in Part 1 of the draft PPS.

Further, the current PPS identifies zoning by-laws, along with official plans, as important vehicles for implementation and as required to be kept up-to-date (Policy 4.8). It is not clear why this policy is being moved to the same Part above, rather than being retained as a policy.

Municipalities are currently encouraged to build upon minimum standards established in specific policies to address matters that are important to their community when developing official plan policies and when making decisions on planning matters, unless doing so would conflict with any other policy of the current PPS (Policy 4.9). This provision is repealed as a policy, however, an unchanged similar paragraph is maintained in Part III: How to Read the Provincial Policy Statement.

In Part III: How to Read the Provincial Policy Statement and Section 4, the current PPS states that provincial plans, including the Greenbelt Act and the Niagara Escarpment Plan, built on the PPS must be read in conjunction with the PPS. The latter reference is removed through the draft changes and the purpose of the deletion is unclear. The removal may challenge policy implementation as the proposed changes are significantly linked to applicable provincial plans, and the Growth Plan, 2019 that has not been included in the current PPS.

Further, provincial guidelines, standards and procedures are newly referenced throughout the draft PPS (Policies 1.1.2, 1.2.4, 1.2.6.1, 1.2.6.2, 2.3.2 and 2.3.6.2). However, it is unclear what these guidelines and standards are. There should be a policy clarifying the purpose of these guidelines and standards to support further direction on implementation of the PPS.

The Province proposes that municipalities should monitor the implementation of policies in their official plans in accordance with reporting requirements and standards developed by the Minister, rather than through standards of their own (Current Policy 4.15 or New Policy 4.9). The City is concerned given that it is unclear what kinds of standards the Minister would impose and whether it is relevant to the context of a municipality outside the Greater Toronto Area (GTA). Performance standards individually developed by municipalities are unique and critical to policy implementation, and so it would likely be necessary for the Province to provide standards on a municipality-by-municipality basis. Further, the framework for provincial reporting requirements are unclear. The City seeks further clarity on the standards and requirements.

Staff is significantly concerned regarding proposed changes and repeals throughout Section 4: Implementation and Interpretation. The City recommends these repealed policies should be retained as policies rather than as narrative that is intended to provide context for the PPS. It is important that municipalities be provided with the power of the policies of the PPS, rather than narrative, to ensure that municipal decisions are consistent with the PPS. This decrease in certainty regarding policies and narrative could decrease a municipality's ability to ensure that all decisions were consistent with the PPS.

These proposed changes could have a **neutral to negative impact** on climate change.

2.3.4 Recommendations for Reducing Barriers and Costs

1. Remove the amendments throughout Section 4 of the PPS: Implementation and Interpretation, especially proposed amendments to existing policies 4.7, 4.8 and 4.9
2. Provide additional information on provincial guidelines, standards and procedures

2.4 Supporting Rural, Northern and Indigenous Communities

The Province proposes new provisions for a new agricultural system approach, while focusing on engagement with Indigenous communities on land use planning matters.

2.4.1 Stronger policy directions on municipal engagement with Indigenous communities

While the current PPS directs consideration to Indigenous interests in land use planning matters including cultural heritage and archaeological resources, the draft PPS requires municipalities to engage with communities for these matters (Policies 1.1.2 and 2.6.5).

The City supports the stronger policy directions with respect to Indigenous communities. However, it is challenging to ensure opportunities for the communities to meaningfully participate in the planning process, especially cultural heritage matters, given the reduced timelines through Bill 108, which limits the ability of municipalities to conduct such engagement. Further, a framework for engagement would be necessary to ensure that municipalities best consider the interests and involvement of Indigenous communities in land use planning.

These proposed changes could have a **neutral impact** on climate change.

2.4.2 New reference to agricultural system

The PPS proposes to support the agricultural sector as a significant economic driver, through new provisions (Policy 2.3.2 and Definitions) with respect to the agricultural system, introduced through the Growth Plan, 2019. Municipalities within the Greater Golden Horseshoe (GGH) will be encouraged to protect their prime agricultural areas, as a high priority for long-term agricultural uses. The provisions could contribute to the creation of related jobs and stronger growth and prosperity of agricultural sector in the GGH. While the agricultural system is being implemented in the GGH, the Province will allow municipalities outside the GGH, including the City of London, to use an agricultural system approach as a best practice. The City supports the provisions as prime agricultural areas outside the GGH and local food production will be maintained and protected. Municipalities outside the GGH also would be encouraged to support their local and regional agri-food sector, including farm markets and on-farm buildings.

These proposed changes could have a **positive impact** on climate change.

2.4.3 Changes to minimum distance separation formulae requirements

New land uses in rural lands, including lot creation and new or expanding livestock facilities, must currently comply with the minimum distance separation formulae (Current Policy 1.1.5.9 or New Policy 1.1.5.8). Although this policy remains unchanged, the draft PPS proposes to require that such land uses in prime agricultural areas comply with the minimum distance separation formulae. The minimum distance separation formulae requirement, however, will no longer be used as criteria for non-residential uses permitted in prime agricultural areas (Policy 2.3.6.1).

It is unclear whether the minimum distance separation formulae do not apply in non-prime agricultural areas. Further, the removal of the formulae for limited non-residential uses in prime agricultural areas could pose implementation problems in terms of land use compatibility. The City recommends that clarity be provided on the provisions to address the implementation challenges.

These proposed changes could have a **neutral to negative impact** on climate change.

2.4.4 Recommendations for Supporting Rural, Northern and Indigenous Communities

1. Provide a new framework for engagement with Indigenous communities
2. Provide clarity on minimum distance separation formulae requirements in non-prime agricultural areas

2.5 Supporting Certainty and Economic Growth

As noted in Section 2.1 of this report, municipalities will be encouraged to plan beyond 25 years for the long-term planning for and protection of employment areas. The draft PPS proposes several changes to support planning for these areas.

2.5.1 Additional opportunities for municipalities to designate and conserve local employment areas

The Province proposes to encourage municipalities to identify and assess local employment areas in their official plans at the time of official plan review or update (Policies 1.3.2.2).

The Province also proposes to increase flexibility on conversion of employment areas through a new policy. While the current PPS states that a comprehensive review is the only opportunity to convert employment lands for non-employment uses, new policy 1.3.2.5 adds further provisions for cases of lands not identified as provincially significant for employment purposes through provincial plans. When a proposed use would not adversely affect the overall viability of an employment area and has existing and planned infrastructure and public service facilities available, the conversion of the land for the proposed use will be permitted. The City supports increased flexibility introduced through this policy, however, is concerned that it is not clear if there is a limitation on land conversion outside of a comprehensive review. Further clarification on such limitations to conversion outside of the review is required.

These proposed changes could have a **neutral to positive impact** on climate change.

2.5.2 Addition of new conditions for economic investment

The Province proposes to encourage municipalities to facilitate the conditions for economic investment (Policy 1.3.1 (c)). Municipalities will be encouraged to identify strategic sites for the investment, monitor the availability and suitability of employment sites, and address potential barriers to the investment. The intent of this provision appears to promote investments in new jobs and employment opportunities. This provision, however, lacks further guidance and clarity in the planning framework. It is unclear what the conditions should be and how the conditions should be implemented. The City recommends that the Province provides guidance and clarification on the conditions.

These proposed changes could have a **neutral to positive impact** on climate change.

2.5.3 New directions on employment areas for industrial and manufacturing uses

In keeping with the emphasis on land use compatibility, the draft PPS strengthens the provisions for municipalities to ensure that major facilities and sensitive land uses will be appropriately planned to avoid adverse impacts, minimize risks to public health and safety, and ensure their long-term operational and economic viability (Policies 1.2.6.1 and 1.3.2.2).

Further, a new provision (Policy 1.2.6.2) is proposed for planning of sensitive land uses adjacent to industrial and manufacturing uses that are particularly vulnerable to encroachment. Municipalities will be required to permit proposed uses only if the uses have no reasonable alternative locations and their potential impacts are minimized and

mitigated in accordance with provincial guidelines, standards, and procedures. This intends to protect adjacent industrial and manufacturing uses through buffering uses from the proposed sensitive land uses.

Under the new policy 1.3.2.3, no residential and institutional uses will be permitted, except those that are ancillary to primary employment uses, within employment areas planned for industrial and manufacturing uses. Further, these areas should include an appropriate transition to non-employment areas.

The City supports the proposed policies, which align with the City of London's Industrial Land Development Strategy (ILDS).

These proposed changes could have a **neutral to positive impact** on climate change.

2.5.4 Recommendations for Supporting Certainty and Economic Growth

1. Provide guidance and clarification on new conditions for economic investment
2. Provide further clarification on limitations of land conversion for non-employment uses

2.6 Other General Changes

2.6.1 Language changed from “Shall” to “Should”

The proposed changes include some language changes from “shall” to “should”, which could pose implementation problems. The City is supportive of “shall” replacing the suggestive phrase “should” in certain policies (e.g. policies 1.2.6.1 and 2.6.5). The language, however, is changed from “shall” to “should” in other proposed policies (e.g. policies 1.1.3.6, 1.1.3.7 and 1.6.7.2), thereby making them less prescriptive and creating challenges for municipalities to implement. For example, policy 1.1.3.6 will no longer require municipalities to facilitate more compact forms of development. Municipalities could allow for a greater preference towards single-detached residential developments over other housing forms. Similarly, this could cause policy variation between municipalities, resulting in ‘leapfrogging’ and unplanned growth.

Under proposed policy 1.1.3.7, phasing policies will be no longer required to ensure that intensification and growth targets are met. Phasing policies can play a key role in staging development accordingly and ensuring the timely provision of infrastructure and public service facilities. However, municipalities will be encouraged to remove these policies. The City questions how municipalities can deal with achieving intensification targets and the timing of service delivery without these policies. Further, the City is concerned that a municipality's expansion and development without these policies could adversely affect their neighbouring municipalities. The City suggests that the prescriptive language of “shall” be retained to require phasing policies.

Policy 1.6.7.2 should retain the directive language “shall” as this policy is strongly related to and supports transit-supportive development.

These proposed changes could have a **neutral to negative impact** on climate change.

2.6.2 Addition of “growth management”

Another minor change is the inclusion of “growth management”, being integrated with infrastructure planning (Policies 1.2.1 (a) and 1.6.1). This would allow better opportunities to maximize infrastructure based on consideration of growth.

These proposed changes could have a **neutral to positive impact** on climate change.

2.6.3 Unclear meaning of “manage” with regards to wetlands

The new policy 2.1.10 provides that municipalities will be encouraged to “manage” non-significant wetlands, however, it is unclear what “manage” means given the lack of

further detail. The City recommends there should be additional information on the policy.

These proposed changes could have a **neutral to negative impact** on climate change.

2.6.3 Recommendations for Other General Changes

1. Retain the prescriptive language of “shall” rather than supportive language, “should”
2. Provide clarification on the meaning of “manage” in a new policy with respect to wetlands

3.0 Questions and Answers

3.1 Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?

The City of London is aligned with the goals of the draft Provincial Policy Statement. Housing affordability, environmental degradation, and loss of farmland present us with challenges as we work to make our city more sustainable and resilient. The City is also supportive of changes that support sustainability and resiliency, and will have a positive impact on mitigating climate change.

Increasing housing supply is an important goal and one that is a component to improving housing affordability. The City of London appreciates the increased promotion of transit-supportive development, which is necessary to align growth with infrastructure investment and ensure the success of our rapid transit system. At the same time, the City is concerned that increased references to a mix of residential types, which explicitly include single-detached homes, will require a greater supply of land within a settlement area boundary and discourage intensification. This is coupled with increased flexibility for settlement area expansions, and weakening of policy language that encourages compact growth (Policy 1.1.3.6). This threatens our own compact growth policies that are needed to ensure the sustainability of our city, and creates opportunity for misalignment between neighbouring municipalities, which could cause servicing ‘leapfrogging’. Criteria to ensure that settlement area expansions do not support land use patterns that increase the emissions of GHGs and are not transit-supportive must be the primary considerations of settlement area expansion.

While market demand is an important consideration to ensure that our housing supply matches consumer demand, it is equally important to ensure that we create communities that are sustainable in the long-term that we continue to provide rental units and housing choices such as row houses and apartment buildings that support a variety of income levels. The City notes that market demand considerations are generally for much shorter periods than a 20 or 25 year planning horizon.

While the City of London appreciates the desire to reduce barriers to ensure that housing supply is more readily available, some of the changes, such as the required direction on streamlining applications, may have the opposite effect. No framework is provided, and streamlining applications beyond the already expedited timelines resulting from *Bill 108, More Homes, More Choice Act, 2019*, will create greater pressure on industry to provide more complete materials in a shorter timeframe, on the City to consult with more expediency, and could result in a greater number of appeals and longer delays for housing to be brought to market.

The City of London appreciates many of the proposals to protect the environment, farmland, and public health and safety. Examples of positive proposals include the promotion of on-site local reuse of excess soil and the increased focus on climate change adaptation. The City, however, is concerned that there is a lack of focus on mitigation of climate change and that some of the policies related to renewable energy have been removed. Similarly, Conservation Authorities’ involvement in environmental

protection (e.g. integrated watershed management) should be broadened to support the intended aims of the new PPS. The City appreciates the inclusion of agricultural systems approach, to align with best practices. Further clarity, however, is needed.

More broadly, the proposed PPS policies demonstrate a shift towards deregulation and a contradiction in interpretation. Examples of language changing from “shall” to “should”, and other key policies, such as 4.12, being removed and retained solely in the Preamble are concerning given that the PPS is the vehicle for protecting provincial planning interests and that official plans must align with the PPS. This increased flexibility could have implications for the defensibility of municipal decision-making processes, and could ultimately weaken the successful implementation of compact growth policies and other policies meant to protect farmland and public health. The PPS should clearly establish the provincial interest in addressing climate change, and provide strong policy direction to ensure that future development is sustainable, resilient and minimizes our impact on climate change.

3.2 Do the proposed policies strike the right balance? Why or why not?

The proposed PPS policies attempt to balance the need for intensification, which is necessary for protecting the environment and prime agricultural land, and settlement area expansion, which is sometimes needed to grow the economy and provide more housing options. Some of the proposed policies, such as the new reference to single-detached houses, reduce the balance between intensification and settlement area expansion. In some communities with less demand for housing, expanding the supply of single-detached houses could be an appropriate option, however, many of the areas where the majority of Ontarians live need ‘missing middle’ housing and strengthened policy to create complete communities. The proposed policies could encourage communities to use “market-based needs” as a rationale to allow for more single-detached houses that could contribute to fewer housing choices. Further, intensification and redevelopment would be discouraged given a preference towards single-detached residential developments over other housing forms. This could result in regions that grow in a disjointed manner if municipalities address growth in different ways.

Ontario’s municipalities have different demographic circumstances and factors that affect housing demand, however, compact and planned growth have become issues for nearly all regions of Southern Ontario. While it is difficult to draft policies that are equally applicable to areas experiencing housing crises and those experiencing economic decline, it is clear that there is a need for planning to be carried out regionally with a retention of the principle that “growth pays for growth”. The PPS should ensure that planning is carried out with regional cohesion in mind, so that compact growth and settlement area expansion can be better balanced and carried out more sustainably.

3.3 How do these policies take into consideration the views of Ontario communities?

Ontario’s communities host a variety of strengths and face challenges based on geographical location and size. The proposed changes attempt to balance the needs of Ontario’s rural communities with urbanized regions like London and the Greater Golden Horseshoe (GGH). As noted above, the City appreciates the emphasis on transit-supportive development given our planned growth corridors centred upon rapid transit. At the same time, the City is concerned about proposed changes that will potentially erode natural heritage features specifically outside of GGH. This will challenge the ability of municipalities outside the Greenbelt Area to protect their natural heritage features, while giving a greater preference for aggregate extraction over public health. The City questions how municipalities can demonstrate that such extraction will result in no negative impacts on the natural features or ecological functions in areas outside the Greenbelt Area, and it is unclear why this policy is only being applied to specific areas of the province. While policy should take local context into account, the province should be planned in a cohesive manner and key language from the Growth Plan (2019), such as complete communities, should apply to other urban areas across the province through the PPS.

3.4 Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?

Communities like London are facing challenges to housing affordability and availability, for both the ownership and rental markets. While increasing supply may ease upward pressure on prices and lower vacancies in the long-term, there are immediate needs to house London's vulnerable populations and provide safe, affordable housing and support to our growing population. Increased policy to provide inclusionary zoning and purpose-built rental housing, especially along transit corridors and in station areas, is needed.

3.5 Are there other tools that are needed to help implement the proposed policies?

A few proposed policies require further clarity for municipal implementation. Examples include the following:

- Settlement area expansion policies lack details with respect to expansion to agricultural lands, including prime agricultural lands to prevent potential incompatible land uses.
- A definition and a framework for "air rights development" would be necessary to promote transit-supportive development and intensification.
- The "optimization of transit investment" to promote optimized investment in transit infrastructure (Policy 1.1.1 e and definition) lacks requirements and interpretations for implementation.
- The removal of the minimum distance separation formulae for limited non-residential uses in prime agricultural areas, which would pose implementation problems in terms of land use compatibility without further clarity.
- The draft PPS newly references provincial guidelines, standards and procedures, which are not specifically defined. A new policy defining these guidelines and standards would be needed to support interpretation and implementation.
- The proposal to allow municipalities to facilitate the conditions for economic investment (Policy 1.3.1 (c)). It is unclear what the conditions for economic investment should be and how the conditions should be implemented.
- Greater direction to engage with Indigenous communities, which is supported by the City of London and integral to reconciliation. A framework for engagement would be necessary to ensure that municipalities best consider the interests and involvement of Indigenous communities in land use planning.
- Official Plan monitoring through standards set by the province. The City is concerned given that it is unclear what kinds of standards the Minister would impose and whether they would be relevant to the context of a municipality outside the Greater Toronto Area (GTA). Performance standards individually developed by municipalities are important measures for implementation and unique to each municipality's policy context. The City seeks further clarity on the standards and requirements.

As mentioned in Question 1, the proposed policies should provide for mitigation measures or actions to prevent potential adverse impacts to climate change. There should be policies that maximize the use of alternative energy and renewable energy, or incorporate alternative or renewable energy provisions into infrastructure planning. Policies with respect to green infrastructure are also recommended. Parklands provision is a good example, however, Bill 108, *More Homes, More Choice Act, 2019* limits the ability of municipalities to secure parklands as climate-resilient infrastructure. The City of London also anticipates further clarity and regulations and some of the changes on Bill 108, *More Homes, More Choice Act, 2019*, which should align and provide greater context for the proposed policies in the PPS.

Further details and individual comments on proposed policy can be found in Section 2.0: Concerns and Recommendations.

4.0 Conclusion

This report has provided an overview of the draft 2019 PPS focusing on significant changes. Key issues and areas where the new PPS supports policy direction and implementation have been identified and specified. While several concerns have been noted, the City has outlined recommendations for further clarity and direction.

This report will be forwarded to the Province to provide both the City's recommendations on the draft PPS and to address the five questions posed in the Province's consultation on the draft PPS.

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Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

September 30, 2019
BM/JL/gb

Appendix A – Proposed Changes to the Provincial Policy Statement

~~Green~~ ~~strikeout~~ indicates deleted text, but simply moved and remained in the revised PPS, while the moved text is shown in green.

~~Red~~ ~~strikeout~~ denotes deleted text and blue underline represents added text.

Part I: Preamble

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians.

The Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The policies of the Provincial Policy Statement may be complemented by provincial plans or by locally-generated policies regarding matters of municipal interest. Provincial plans and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term.

Municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning. Official plans shall identify provincial interests and set out appropriate land use designations and policies.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement.

Zoning and development permit by-laws are also important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and this Provincial Policy Statement.

Land use planning is only one of the tools for implementing provincial interests. A wide range of legislation, regulations, policies and programs may ~~also~~ apply to decisions with respect to *Planning Act* applications and affect planning matters, and assist in implementing these interests.

In some cases, a *Planning Act* proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply. In addition to land use approvals under the *Planning Act*, infrastructure may also require approval under other legislation and regulations. An environmental assessment process may be applied to new infrastructure and modifications to existing infrastructure under applicable legislation.

There may be circumstances where land use approvals under the *Planning Act* may be integrated with approvals under other legislation, for example, integrating the planning processes and approvals under the *Environmental Assessment Act* and the *Planning Act*, provided the intent and requirements of both Acts are met.

Within the Great Lakes – St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes – St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario [and](#) Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.

Part II: Legislative authority

The Provincial Policy Statement is issued under the authority of section 3 of the *Planning Act* and came into effect on ~~April 30, 2014~~ [<DATE>](#).

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government “shall be consistent with” this Provincial Policy Statement.

Part III: How to read the Provincial Policy Statement

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The Provincial Policy Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

Read the entire Provincial Policy Statement

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Provincial Policy Statement as a whole.

There is no implied priority in the order in which the policies appear.

Consider specific policy language

When applying the Provincial Policy Statement it is important to consider the specific language of the policies. Each policy provides direction on how it is to be implemented, how it is situated within the broader Provincial Policy Statement, and how it relates to other policies.

Some policies set out positive directives, such as “settlement areas shall be the focus of growth and development.” Other policies set out limitations and prohibitions, such as “development and site alteration shall not be permitted.” Other policies use enabling or supportive language, such as “should,” “promote” and “encourage.”

The choice of language is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.

Geographic scale of policies

The Provincial Policy Statement recognizes the diversity of Ontario and that local context is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

While the Provincial Policy Statement is to be read as a whole, not all policies will be applicable to every site, feature or area. The Provincial Policy Statement applies at a range of geographic scales.

Some of the policies refer to specific areas or features and can only be applied where these features or areas exist. Other policies refer to planning objectives that need to be considered in the context of the municipality or planning area as a whole, and are not necessarily applicable to a specific site or development proposal.

Policies represent minimum standards

The policies of the Provincial Policy Statement represent minimum standards.

Within the framework of the provincial policy-led planning system, planning authorities and decision-makers may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the Provincial Policy Statement.

Defined terms and meanings

Except for references to legislation which are italicized, other italicized terms in the Provincial Policy Statement are defined in the Definitions section. For non-italicized terms, the normal meaning of the word applies. Terms may be italicized only in specific policies; for these terms, the defined meaning applies where they are italicized and the normal meaning applies where they are not italicized. Defined terms in the Definitions section are intended to capture both singular and plural forms of these terms in the policies.

Guidance material

Guidance material and technical criteria may be issued from time to time to assist planning authorities and decision-makers with implementing the policies of the Provincial Policy Statement. Information, technical criteria and approaches outlined in guidance material are meant to support but not add to or detract from the policies of the Provincial Policy Statement.

Relationship with provincial plans

[The Provincial Policy Statement provides overall policy directions on matters of provincial interest related to land use planning and development in Ontario, and applies province-wide, except where this policy statement or another provincial plan provides otherwise.](#)

Provincial plans, such as the Greenbelt Plan, ~~the~~ [A Place to Grow](#): Growth Plan for the Greater Golden Horseshoe and the Growth Plan for Northern Ontario, build upon the policy foundation provided by the Provincial Policy Statement. They provide [additional](#) land use planning policies to address issues facing specific geographic areas in Ontario.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

[Where the policies of provincial plans address the same, similar, related, or overlapping matters as the policies of the Provincial Policy Statement, applying the more specific policies of the provincial plan satisfies the more general requirements of the Provincial](#)

Policy Statement. In contrast, where matters addressed in the Provincial Policy Statement do not overlap with policies in provincial plans, the policies in the Provincial Policy Statement must be independently satisfied.

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the Provincial Policy Statement. Where provincial plans are in effect, planning decisions must conform or not conflict with them, as the case may be.

Part IV: Vision for Ontario's land use planning system

The long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.

Ontario is a vast province with diverse urban, rural and northern communities which may face different challenges related to diversity in population, economic activity, pace of growth and physical and natural conditions. Some areas face challenges related to maintaining population and diversifying their economy, while other areas face challenges related to accommodating and managing the development and population growth which is occurring, while protecting important resources and the quality of the natural environment.

Ontario's [The Province's](#) rich cultural diversity is one of its distinctive and defining features. ~~The Provincial Policy Statement reflects Ontario's diversity, which includes the histories and cultures of Aboriginal peoples, and is based on good land use planning principles that apply in communities across Ontario.~~ [Indigenous communities have a unique relationship with the land and its resources, which continues to shape the history and economy of the Province today. Ontario recognizes the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions.](#) The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their ~~rights and interests~~ [section 35 Aboriginal or treaty rights. Planning authorities are encouraged to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making.](#)

The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. [Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.](#)

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. They **also** support the financial well-being of the Province and municipalities over the long term, and minimize the undesirable effects of development, including impacts on air, water and other resources. [They also permit better adaptation and response to the impacts of a changing climate, which will vary from region to region.](#) Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change.

The Province's natural heritage resources, water resources, including the Great Lakes, agricultural resources, mineral resources, and cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The Province must ensure that its resources are managed in a sustainable way to conserve biodiversity, protect essential ecological processes and public health and safety, provide for the production of food and fibre, minimize environmental and social impacts, [provide for recreational opportunities \(e.g. fishing, hunting and hiking\)](#) and meet its long-term needs.

It is equally important to protect the overall health and safety of the population. The Provincial Policy Statement directs development away from areas of natural and human-made hazards. This preventative approach supports provincial and municipal financial well-being over the long term, protects public health and safety, and minimizes cost, risk and social disruption.

Taking action to conserve land and resources avoids the need for costly remedial measures to correct problems and supports economic and environmental principles.

Strong communities, a clean and healthy environment and a strong economy are inextricably linked. Long-term prosperity, human and environmental health and social well-being should take precedence over short-term considerations.

The fundamental principles set out in the Provincial Policy Statement apply throughout Ontario. To support our collective well-being, now and in the future, all land use must be well managed.

Part V: Policies

1.0 Building strong healthy communities

Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Accordingly:

1.1 Managing and directing land use to achieve efficient and resilient development and land use patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate [market-based](#) range and mix of residential [types](#) (including [single-detached](#), ~~second~~ [additional residential](#) units, [multi-unit housing](#), [affordable housing](#) and [housing for older persons](#)), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;

- e) promoting [the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments,](#) and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by ~~identifying, preventing and removing~~ [addressing](#) land use barriers which restrict their full participation in society;
- g) ensuring that necessary *infrastructure*, ~~electricity generation facilities and transmission and distribution systems,~~ and *public service facilities* are or will be available to meet current and projected needs; and
- h) promoting development and land use patterns that conserve biodiversity; and ~~consider the~~
- i) [preparing for the regional and local impacts of a changing climate.](#)

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to ~~20-25~~ years, [informed by provincial guidelines](#). However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.

Within *Settlement areas*, sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*.

Nothing in policy 1.1.2 limits the planning for *infrastructure* and *public service facilities and employment areas* beyond a ~~20-25~~-year time horizon.

1.1.3 Settlement areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality [and regeneration](#) of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

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

1.1.3.2 Land use patterns within *settlement areas* shall be based on ~~a)~~ densities and a mix of land uses which:

1. ~~a)~~ [efficiently use land and resources;](#)
2. ~~b)~~ [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. ~~c)~~ [minimize negative impacts to air quality and climate change, and promote energy efficiency;](#)
 - [d\) prepare for the impacts of a changing climate;](#)
4. ~~e)~~ [support active transportation;](#)
5. ~~f)~~ [are transit-supportive, where transit is planned, exists or may be developed;](#) and
6. ~~g)~~ [are freight-supportive;](#) and

- b) Land use patterns within settlement areas shall also be based on a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.

~~*Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of 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.

1.1.3.5 Planning authorities 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.

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

1.1.3.7 Planning authorities ~~shall~~should establish and implement phasing policies to ensure:

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

1.1.3.8 A planning authority 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:

- a) sufficient opportunities ~~for~~to accommodate growth and to satisfy market demand are not available through *intensification*, *redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
- b) 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;
- c) in *prime agricultural areas*:
 1. the lands do not comprise *specialty crop areas*;
 2. alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid *prime agricultural areas*; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
- d) the new or expanding *settlement area* is in compliance with the *minimum distance separation formulae*; and
- e) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are avoided, and where avoidance is

not possible, impacts are minimized and mitigated to the extent feasible in accordance with provincial guidelines.

~~In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.~~

In undertaking a *comprehensive review* the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.

1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided:

- a) there would be no net increase in land within the settlement areas;
- b) the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality;
- c) prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e);
- d) the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.

1.1.4 Rural areas in municipalities

Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.

Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.

1.1.4.1 Healthy, integrated and viable *rural areas* should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of *brownfield sites*;
- c) accommodating and appropriate range and mix of housing in rural *settlement areas*;
- d) encouraging the conservation and redevelopment of existing rural housing stock on *rural lands*;
- e) using rural *infrastructure* and *public service facilities* efficiently;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) conserving biodiversity and considering the ecological benefits provided by nature; and
- i) providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 2.3.

1.1.4.2 In *rural areas*, rural *settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.4.3 When directing development in rural *settlement areas* in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

1.1.4.4 Growth and development may be directed to *rural lands* in accordance with policy 1.1.5, including where a municipality does not have a *settlement area*.

1.1.5 Rural lands in municipalities

1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.5.2 On *rural lands* located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) limited residential development;
- d) home occupations and home industries;
- e) cemeteries; and
- f) other rural land uses.

Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.

1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.

1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

~~1.1.5.8 *Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.*~~

1.1.5.98 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

1.1.6 Territory without municipal organization

1.1.6.1 On *rural lands* located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings).

1.1.6.2 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.

1.1.6.3 The establishment of new permanent townsites shall not be permitted.

1.1.6.4 In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings) shall be permitted. Other uses may only be permitted if:

- a) the area forms part of a planning area;
- b) the necessary *infrastructure* and *public service facilities* are planned or available to support the development and are financially viable over their life cycle; and
- c) it has been determined, as part of a *comprehensive review*, that the impacts of development will not place an undue strain on the *public service facilities* and *infrastructure* provided by adjacent municipalities, regions and/or the Province.

1.2 Coordination

1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:

- a) managing and/or promoting growth and development [that is integrated with infrastructure planning](#);
- b) economic development strategies;
- c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
- d) ~~infrastructure, electricity generation facilities and transmission and distribution systems,~~ *multimodal transportation systems, public service facilities and waste management systems*;
- e) ecosystem, shoreline, watershed, and Great Lakes related issues;
- f) natural and human-made hazards;
- g) population, housing and employment projections, based on *regional market areas*; and
- h) addressing housing needs in accordance with provincial policy statements such as the ~~Ontario Housing~~ Policy Statement: [Service Manager Housing and Homelessness Plans](#).

1.2.2 Planning authorities ~~are encouraged to~~ [shall engage with Indigenous communities and](#) coordinate [on land use](#) planning matters ~~with Aboriginal communities~~.

1.2.3 Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.

1.2.4 Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:

- a) identify, ~~coordinate~~ and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect *provincial plans* where these exist [and informed by provincial guidelines](#);
- b) identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes;
- c) identify targets for *intensification* and *redevelopment* within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8;
- d) where [major](#) transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors [and stations](#), including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8; and

- e) ~~identify and~~ provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.

1.2.5 Where there is no upper-tier municipality, planning authorities shall ensure that policy 1.2.4 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities.

1.2.6 Land use compatibility

1.2.6.1 *Major facilities and sensitive land uses* ~~should shall~~ be planned ~~to ensure they are appropriately designed, buffered and/or separated from each other and developed~~ to ~~prevent avoid~~ or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall ensure that the planning and development of sensitive land uses adjacent to existing or planned industrial, manufacturing, or other uses that are particularly vulnerable to encroachment are only permitted if:

- a) alternative locations for the proposed sensitive land uses have been evaluated and there are no reasonable alternative locations; and
- b) potential impacts of these uses are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

1.3 Employment

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment ~~and~~, institutional uses, and mixed 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) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- e) ~~d)~~ d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- e) ~~e)~~ e) ensuring the necessary *infrastructure* is provided to support current and projected needs.

1.3.2 Employment areas

1.3.2.1 Planning authorities shall plan for, protect and preserve *employment areas* for current and future uses and ensure that the necessary *infrastructure* is provided to support current and projected needs.

1.3.2.2 At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area.

Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.

1.3.2.3 Within *employment areas* planned for industrial and manufacturing uses, planning authorities shall prohibit residential and institutional uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

Employment areas planned for industrial and manufacturing uses, should include an appropriate transition to adjacent non-employment areas.

1.3.2.24 Planning authorities 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.

1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing *employment areas* may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally-significant by a regional economic development corporation working together with affected upper- and single-tier municipalities and subject to the following:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;
- b) the proposed uses would not adversely affect the overall viability of the *employment area*; and
- c) existing or planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses.

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

1.3.2.47 Planning authorities may plan beyond ~~20~~-25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.

1.4 Housing

1.4.1 To provide for an appropriate range and mix of *housing ~~types~~ options* and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of ~~10~~-12 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

1.4.2 Where planning is conducted by an upper-tier municipality:

- a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and

- b) the allocation of population and units by the upper-tier municipality shall be based on and reflect *provincial plans* where these exist.

1.4.3 Planning authorities shall provide for an appropriate range and mix of *housing types-options* and densities to meet projected ~~requirements~~-market-based needs of current and future residents of the *regional market area* by:

- a) establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households*; and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) permitting and facilitating:
 - 1. all ~~forms-of~~ *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *special needs* requirements and needs arising from demographic changes and employment opportunities; and
 - 2. all ~~forms-types~~ of *residential intensification*, including ~~second~~-additional residential units, and *redevelopment* in accordance with policy 1.1.3.3;
- c) 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;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed; and
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- e) f) 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.

1.5 Public spaces, recreation, parks, trails and open space

1.5.1 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for *recreation*, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

1.6 Infrastructure and public service facilities

1.6.1 *Infrastructure, electricity-generation facilities and transmission and distribution systems*, and *public service facilities* shall be provided in ~~a-coordinated,~~-an efficient and cost-effective manner that ~~considers~~-prepares for the impacts ~~from~~-of a changing climate change while accommodating projected needs.

Planning for *infrastructure, electricity-generation facilities and transmission and distribution systems*, and *public service facilities* shall be coordinated and integrated with land use planning and growth management so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
- b) available to meet current and projected needs.

1.6.2 Planning authorities should promote *green infrastructure* to complement *infrastructure*.

1.6.3 Before consideration is given to developing new *infrastructure* and *public service facilities*:

- a) the use of existing *infrastructure* and *public service facilities* should be optimized; and
- b) opportunities for adaptive re-use should be considered, wherever feasible.

1.6.4 *Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services.

1.6.5 *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

1.6.6 Sewage, water and stormwater

1.6.6.1 Planning for *sewage and water services* shall:

- a) ~~direct and~~ accommodate ~~expected~~ ~~forecasted~~ growth ~~or development~~ in a manner that promotes the efficient use and optimization of existing:
 1. *municipal sewage services* and *municipal water services*; and
 2. *private communal sewage services* and *private communal water services*, where *municipal sewage services* and *municipal water services* are not available or feasible;
- b) ensure that these systems are provided in a manner that:
 1. can be sustained by the water resources upon which such services rely;
 2. prepares for the impacts of a changing climate;
 - ~~2.~~ ~~3.~~ is feasible; and financially viable ~~and complies with all regulatory requirements over their lifecycle~~; and
 - ~~3.~~ 4. protects human health and safety, and the natural environment;
- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process; and
- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.

1.6.6.2 *Municipal sewage services* and *municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. ~~Intensification and redevelopment w~~Within *settlement areas* ~~on~~ with existing *municipal sewage services* and *municipal water services* ~~should~~, intensification and redevelopment shall be promoted; wherever feasible to optimize the use of the services.

1.6.6.3 Where *municipal sewage services* and *municipal water services* are not ~~provided available~~, ~~municipalities may allow the use of~~ planned or feasible *private communal sewage services* and *private communal water services* are the preferred form of services for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.

1.6.6.4 Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not ~~provided~~ available, planned or feasible, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *settlement areas*, ~~these~~ *individual on-site sewage services* and *individual on-site water services* may ~~only~~ be used for infilling and minor rounding out of existing development.

At the time of the official plan review or update, planning authorities should assess the long-term impacts of *individual on-site sewage services* and *individual on-site water services* on the environmental health and the character of rural *settlement areas*. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of *individual on-site sewage services* and *individual on-site water services* on the environmental health and the desired character of rural *settlement areas* and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3

1.6.6.5 *Partial services* shall only be permitted in the following circumstances:

- a) where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing development; or
- b) within *settlement areas*, to allow for infilling and minor rounding out of existing development on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

Where *partial services* have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in rural areas in municipalities may be permitted where this would represent a logical and financially viable connection to the existing *partial service* and provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In accordance with subsection (a), the extension of *partial services* into rural areas is only permitted to address failed *individual on-site sewage* and *individual on-site water services* for existing development.

1.6.6.6 Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity* within *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services*. The determination of sufficient *reserve sewage system capacity* shall include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*.

1.6.6.7 Planning for stormwater management shall:

- a) be integrated with planning for *sewage and water services* and ensure that systems are optimized, feasible and financially viable over the long term;
- a) ~~b)~~ minimize, or, where possible, prevent increases in contaminant loads;
- b) ~~c)~~ minimize *erosion and* changes in water balance, and ~~erosion~~ prepare for the impacts of a changing climate through the effective management of stormwater;
- c) ~~d)~~ ~~not increase~~ *mitigate* risks to human health, ~~and~~ safety, ~~and~~ property ~~damage~~ and the environment;
- d) ~~e)~~ maximize the extent and function of vegetative and pervious surfaces; and
- e) ~~f)~~ promote stormwater management best practices, including stormwater attenuation and re-use, *water conservation and efficiency*, and low impact development.

1.6.7 Transportation systems

1.6.7.1 *Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

1.6.7.2 Efficient use ~~shall~~ should be made of existing and planned *infrastructure*, including through the use of *transportation demand management* strategies, where feasible.

1.6.7.3 As part of a *multimodal transportation system*, connectivity within and among *transportation systems* and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.

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*.

~~1.6.7.5 Transportation and land use considerations shall be integrated at all stages of the planning process.~~

1.6.8 Transportation and infrastructure corridors

1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for *infrastructure*, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.

1.6.8.2 *Major goods movement facilities and corridors* shall be protected for the long term.

1.6.8.3 Planning authorities shall not permit *development* in *planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New *development* proposed on *adjacent lands* to existing or *planned corridors* and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

1.6.8.4 The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.

1.6.8.5 The co-location of linear *infrastructure* should be promoted, where appropriate.

1.6.8.56 When planning for corridors and rights-of-way for significant transportation, electricity transmission, and *infrastructure* facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.

1.6.9 Airports, rail and marine facilities

1.6.9.1 Planning for land uses in the vicinity of *airports*, *rail facilities* and *marine facilities* shall be undertaken so that:

- a) their long-term operation and economic role is protected; and
- b) *airports*, *rail facilities* and *marine facilities* and *sensitive land uses* are appropriately designed, buffered and/or separated from each other, in accordance with policy 1.2.6.

1.6.9.2 *Airports* shall be protected from incompatible land uses and development by:

- a) prohibiting new residential *development* and other sensitive land uses in areas near *airports* above 30 NEF/NEP;
- b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the *airport*; and
- c) discouraging land uses which may cause a potential aviation safety hazard.

1.6.10 Waste management

1.6.10.1 *Waste management systems* need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. ~~Planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion.~~

Waste management systems shall be located and designed in accordance with provincial legislation and standards.

1.6.11 Energy supply

1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems, to accommodate current and projected needs.

~~1.6.11.2 Planning authorities should promote renewable energy systems and alternative energy systems, where feasible, in accordance with provincial and federal requirements.~~

1.7 Long-term economic prosperity

1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- ~~b) c) optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities;~~
- ~~c) d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;~~
- ~~d) e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;~~
- ~~e) f) promoting the redevelopment of brownfield sites;~~
- ~~f) g) providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;~~
- ~~g) h) providing opportunities for sustainable tourism development;~~
- ~~h) i) providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, and minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network;~~
- ~~i) j) promoting energy conservation and providing opportunities for development of renewable energy systems and alternative energy systems, including district increased energy supply;~~

- ⌘ k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and
- ⌘ l) encouraging efficient and coordinated communications and telecommunications infrastructure.

1.8 Energy conservation, air quality and climate change

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and [preparing for impacts of a changing 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;
- c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;
- d) focus freight-intensive land uses to areas well served by major highways, *airports, rail facilities and marine facilities*;
- e) [encourage transit-supportive development and intensification to](#) improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
- f) promote design and orientation which:
 - 1. maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and
 - 2. ~~maximizes opportunities for the use of renewable energy systems and alternative energy systems; and~~
- g) maximize vegetation within *settlement areas*, where feasible.

2.0 Wise use and management of resources

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

Accordingly:

2.1 Natural heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features and ground water features*.

2.1.3 *Natural heritage systems* shall be identified in Ecoregions 6E & 7E^a, recognizing that *natural heritage systems* will vary in size and form in *settlement areas, rural areas, and prime agricultural areas*.

2.1.4 *Development and site alteration* shall not be permitted in:

- a) *significant wetlands* in Ecoregions 5E, 6E and 7E¹; and
- b) *significant coastal wetlands*.

^a Ecoregions 5E, 6E, and 7E are shown on Figure 1. (Figure 1 is located in Section 5.0 of the draft PPS that is not included in this appendix)

2.1.5 *Development and site alteration* shall not be permitted in:

- a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;
- b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
- c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
- d) *significant wildlife habitat*;
- e) *significant areas of natural and scientific interest*; and
- f) *coastal wetlands* in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 2.1.4(b)

unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.

2.1.6 *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.

2.1.7 *Development and site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.

2.1.8 *Development and site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

2.1.9 Nothing in policy 2.1 is intended to limit the ability of *agricultural uses* to continue.

[2.1.10 Municipalities may choose to manage wetlands not subject to policy 2.1.4 and 2.1.5, in accordance with guidelines developed by the Province.](#)

2.2 Water

2.2.1 Planning authorities shall protect, improve or restore the *quality and quantity of water* by:

- a) using the *watershed* as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
- b) minimizing potential *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
- c) [evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level](#);
- e) [d\)](#) identifying water resource systems consisting of *ground water features, hydrologic functions, natural heritage features and areas, and surface water features* including shoreline areas, which are necessary for the ecological and hydrological integrity of the *watershed*;
- e) [e\)](#) maintaining linkages and related functions among *ground water features, hydrologic functions, natural heritage features and areas, and surface water features* including shoreline areas;
- e) [f\)](#) implementing necessary restrictions on *development and site alteration* to:
 - 1. protect all municipal drinking water supplies and *designated vulnerable areas*; and
 - 2. protect, improve or restore *vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions*;
- f) [g\)](#) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
- e) [h\)](#) ensuring consideration of environmental lake capacity, where applicable; and

- h) i) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

2.2.2 *Development and site alteration* shall be restricted in or near *sensitive surface water features* and *sensitive ground water features* such that these features and their related *hydrologic functions* will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore *sensitive surface water features*, *sensitive ground water features*, and their *hydrologic functions*.

2.3 Agriculture

2.3.1 *Prime agricultural areas* shall be protected for long-term use for agriculture.

Prime agricultural areas are areas where *prime agricultural lands* predominate. *Specialty crop areas* shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the *prime agricultural area*, in this order of priority.

2.3.2 Planning authorities shall designate *prime agricultural areas* and *specialty crop areas* in accordance with guidelines developed by the Province, as amended from time to time.

[Planning authorities are encouraged to use an *agricultural system approach* to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the *agri-food network*.](#)

2.3.3 Permitted uses

2.3.3.1 In *prime agricultural areas*, permitted uses and activities are: *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses*.

Proposed *agriculture-related uses* and *on-farm diversified uses* shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2.3.3.2 In *prime agricultural areas*, all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards.

2.3.3.3 New land uses, [in *prime agricultural areas*](#), including the creation of lots, and new or expanding livestock facilities shall comply with the *minimum distance separation formulae*.

2.3.4 Lot creation and lot adjustments

2.3.4.1 Lot creation in *prime agricultural areas* is discouraged and may only be permitted for:

- a) *agricultural uses*, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) *agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
- c) a *residence surplus to a farming operation* as a result of farm consolidation, provided that:

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
- d) *infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

2.3.4.2 Lot adjustments in *prime agricultural areas* may be permitted for *legal or technical reasons*.

2.3.4.3 The creation of new residential lots in *prime agricultural areas* shall not be permitted, except in accordance with policy 2.3.4.1(c).

2.3.5 Removal of land from prime agricultural areas

2.3.5.1 Planning authorities may only exclude land from *prime agricultural areas* for expansions of or identification of *settlement areas* in accordance with policy 1.1.3.8.

2.3.6 Non-agricultural uses in prime agricultural areas

2.3.6.1 Planning authorities may only permit non-agricultural uses in *prime agricultural areas* for:

- a) extraction of *minerals, petroleum resources and mineral aggregate resources*, ~~in accordance with policies 2.4 and 2.5~~; or
- b) limited non-residential uses, provided that all of the following are demonstrated:
 1. the land does not comprise a *specialty crop area*;
 - ~~2. the proposed use complies with the *minimum distance separation formulae*;~~
 - ~~3.~~ 2. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land ~~to be designated~~ to accommodate the proposed use; and
 - ~~4.~~ 3. alternative locations have been evaluated, and
 - i. there are no reasonable alternative locations which avoid *prime agricultural areas*; and
 - ii. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.

2.3.6.2 Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be avoided, and where avoidance is not possible, minimized and mitigated to the extent feasible and informed by provincial guidelines.

2.4 Minerals and Petroleum

2.4.1 *Minerals and petroleum resources* shall be protected for long-term use.

2.4.2 Protection of long-term resource supply

2.4.2.1 *Mineral mining operations and petroleum resource operations* shall be identified and protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

2.4.2.2 Known *mineral deposits*, known *petroleum resources* and *significant areas of mineral potential* shall be identified and *development* and activities in these resources or

on *adjacent lands* which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.

2.4.3 Rehabilitation

2.4.3.1 Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.

2.4.4 Extraction in prime agricultural areas

2.4.4.1 Extraction of *minerals* and *petroleum resources* is permitted in *prime agricultural areas* provided that the site will be rehabilitated.

2.5 Mineral aggregate resources

2.5.1 *Mineral aggregate resources* shall be protected for long-term use and, where provincial information is available, *deposits of mineral aggregate resources* shall be identified.

2.5.2 Protection of long-term resource supply

2.5.2.1 As much of the *mineral aggregate resources* as is realistically possible shall be made available as close to markets as possible.

Demonstration of need for *mineral aggregate resources*, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of *mineral aggregate resources* locally or elsewhere.

2.5.2.2 Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.

[Outside of the Greenbelt Area, extraction may be considered in the natural heritage features listed in section 2.1.5, 2.1.6 and 2.1.7, provided that the long-term rehabilitation can demonstrate no negative impacts on the natural features or their ecological functions.](#)

2.5.2.3 *Mineral aggregate resource conservation* shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

2.5.2.4 *Mineral aggregate operations* shall be protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing *mineral aggregate operations* shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the *Planning Act*. [Where the Aggregate Resources Act applies, processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations or their expansions.](#) When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.

2.5.2.5 In known *deposits of mineral aggregate resources* and on *adjacent lands*, *development* and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or

- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.

2.5.3 Rehabilitation

2.5.3.1 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

2.5.3.2 *Comprehensive rehabilitation* planning is encouraged where there is a concentration of mineral aggregate operations.

2.5.3.3 In parts of the Province not designated under the *Aggregate Resources Act*, rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.

2.5.4 Extraction in prime agricultural areas

2.5.4.1 In *prime agricultural areas*, on *prime agricultural land*, extraction of *mineral aggregate resources* is permitted as an interim use provided that the site will be rehabilitated back to an *agricultural condition*.

Complete rehabilitation to an *agricultural condition* is not required if:

- a) outside of a *specialty crop area*, there is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
- b) in a *specialty crop area*, there is a substantial quantity of *high quality mineral aggregate resources* below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;
- c) other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as *designated growth areas*, and resources on *prime agricultural lands* where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* shall be protected in this order of priority: *specialty crop areas*, Canada Land Inventory Class 1, 2 and 3 lands; and
- d) agricultural rehabilitation in remaining areas is maximized.

2.5.5 Wayside pits and quarries, portable asphalt plants and portable concrete plants

2.5.5.1 *Wayside pits and quarries, portable asphalt plants and portable concrete plants* used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the *Planning Act* in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

2.6 Cultural heritage and archaeology

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes* shall be *conserved*.

2.6.2 *Development and site alteration* shall not be permitted on lands containing *archaeological resources* or *areas of archaeological potential* unless *significant archaeological resources* have been *conserved*.

2.6.3 Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall [engage with Indigenous communities and](#) consider ~~the~~ [their interests of Aboriginal communities in conserving when identifying, protecting and managing](#) cultural heritage and archaeological resources.

3.0 Protecting public health and safety

[\(Note: policies in this section related to natural hazards are subject to ongoing review by the Province's Special Advisor on flooding. Further changes may be considered as a result of this review\)](#)

Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards.

Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

Accordingly:

3.1 Natural hazards

3.1.1 Development shall generally be directed to areas outside of:

- a) *hazardous lands* adjacent to the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes* which are impacted by *flooding hazards, erosion hazards* and/or *dynamic beach hazards*;
- b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*; and
- c) *hazardous sites*.

3.1.2 *Development* and *site alteration* shall not be permitted within:

- a) the *dynamic beach hazard*;
- b) *defined portions of the flooding hazard along connecting channels* (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);
- c) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
- d) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.

3.1.3 Planning authorities shall ~~consider~~ [prepare for](#) the ~~potential~~ *impacts* of [a changing climate change](#) that may increase the risk associated with natural hazards.

3.1.4 Despite policy 3.1.2, *development* and *site alteration* may be permitted in certain areas associated with the *flooding hazard along river, stream and small inland lake systems*:

- a) in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries

applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or

- b) where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

3.1.5 *Development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:

- a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- b) an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations; or
- c) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.

3.1.6 Where the *two zone concept for flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Minister of Natural Resources.

3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) *development* and *site alteration* is carried out in accordance with *floodproofing standards*, *protection works standards*, and *access standards*;
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c) new hazards are not created and existing hazards are not aggravated; and
- d) no adverse environmental impacts will result.

3.1.8 *Development* shall generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire*.

Development may however be permitted in lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*.

3.2 Human-made hazards

3.2.1 Development on, abutting or adjacent to lands affected by *mine hazards*; *oil, gas and salt hazards*; or former *mineral mining operations*, *mineral aggregate operations* or *petroleum resource operations* may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no *adverse effects*.

[3.2.3 Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.](#)

4.0 Implementation and interpretation

4.1 This Provincial Policy Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after ~~April 30, 2014~~ <DATE>.

~~4.2 In accordance with section 3 of the *Planning Act*, a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, “shall be consistent with” this Provincial Policy Statement. This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.~~

~~Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government “shall be consistent with” this Provincial Policy Statement.~~

4.3 This Provincial Policy Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act, 1982*.

~~4.4 This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation. This Provincial Policy Statement shall be implemented in a manner that is consistent with the Ontario *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.~~

4.5 In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.

~~4.6 This Provincial Policy Statement shall be implemented in a manner that is consistent with the Ontario *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.~~

4.76 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

~~Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.~~

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

~~4.8 Zoning and development permit by-laws are important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and this Provincial Policy Statement.~~

~~4.9 The policies of this Provincial Policy Statement represent minimum standards. This Provincial Policy Statement does not prevent planning authorities and decision-makers from going beyond the minimum standards established in specific policies, unless doing so would conflict with any policy of this Provincial Policy Statement.~~

~~4.10 A wide range of legislation, regulations, policies, and plans may apply to decisions with respect to *Planning Act* applications. In some cases, a *Planning Act* proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply.~~

~~4.11 In addition to land use approvals under the *Planning Act*, infrastructure may also require approval under other legislation and regulations. An environmental assessment process may be applied to new infrastructure and modifications to existing infrastructure under applicable legislation.~~

~~There may be circumstances where land use approvals under the *Planning Act* may be integrated with approvals under other legislation, for example, integrating the planning processes and approvals under the *Environmental Assessment Act* and the *Planning Act*, provided the intent and requirements of both Acts are met.~~

~~4.12 Provincial plans shall be read in conjunction with this Provincial Policy Statement and take precedence over policies in this Provincial Policy Statement to the extent of any conflict, except where legislation establishing provincial plans provides otherwise. Examples of these are plans created under the *Niagara Escarpment Planning and Development Act*, the *Ontario Planning and Development Act, 1994*, the *Oak Ridges Moraine Conservation Act, 2001*, the *Greenbelt Act, 2005* and the *Places to Grow Act, 2005*.~~

~~4.13 Within the Great Lakes – St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes – St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario, Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.~~

4.7 Planning authorities shall take action to support increased housing supply and facilitate a timely and streamlined process for local development by:

- a) identifying and fast-tracking priority applications which support housing and job-related growth and development; and
- b) reducing the time needed to process residential and priority applications to the extent practical.

4.148 The Province, in consultation with municipalities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.

4.159 Municipalities are encouraged to ~~establish performance indicators to monitor~~ and report on the implementation of the policies in their official plans in accordance with any reporting requirements, data standards and any other guidelines that may be issued by the Minister.

6.0 Definitions

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of *flooding hazards, erosion hazards* and/or *other water-related hazards*.

Active Transportation: means human-powered travel, including but not limited

to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adjacent lands: means

- a) for the purposes of policy 1.6.8.3, those lands contiguous to existing or

- planned corridors and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 2.1.8, those lands contiguous to a specific *natural heritage feature* or area where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) for the purposes of policies 2.4.2.2 and 2.5.2.5, those lands contiguous to lands on the surface of known *petroleum resources*, *mineral deposits*, or *deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and
- d) for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or otherwise defined in the municipal official plan.

Adverse effects: as defined in the *Environmental Protection Act*, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable: means

a) in the case of ownership housing, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the *regional market area*;

b) in the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
2. a unit for which the rent is at or below the average market rent of a unit in the *regional market area*.

Agricultural condition: means

- a) in regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and
- b) in regard to *prime agricultural land* outside of *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

Agricultural System: A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) an agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and

b) [an agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector](#)

Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

[Agri-food network: Within the Agricultural System, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.](#)

Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Airports: means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment

(air, earth and water) when compared to conventional energy systems.

Archaeological resources:

includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Areas of archaeological potential:

means areas with the likelihood to contain *archaeological resources*.

~~Methods-Criteria~~ to identify archaeological potential are established by the Province, ~~but municipal approaches which achieve the same objectives may also be used.~~

The *Ontario Heritage Act* requires archaeological potential to be confirmed [by a licensed archaeologist](#) through archaeological [assessment and/or](#) fieldwork.

Areas of mineral potential: means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits* or other technical evidence.

Areas of natural and scientific

interest (ANSI): means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resource: means a building, structure, monument, installation or any manufactured [or constructed part or](#) remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an [Aboriginal Indigenous](#) community. [Most B](#)built heritage resources are [generally](#) located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or [has been](#) included on

local, provincial, [federal](#) and/or ~~federal~~ [international](#) registers.

Coastal wetland: means

- a) any *wetland* that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
- b) any other *wetland* that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.

Comprehensive rehabilitation:

means rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations*.

Comprehensive review: means

- a) for the purposes of policies 1.1.3.8, [1.1.3.9](#) and 1.3.2.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
 1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
 2. utilizes opportunities to accommodate projected growth or development through *intensification* and *redevelopment*; and considers physical constraints to accommodating the proposed development within existing *settlement area* boundaries;
 3. is integrated with planning for *infrastructure* and *public*

service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;

4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
6. considers cross-jurisdictional issues.

b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:

1. addresses long-term population projections, *infrastructure* requirements and related matters;
2. confirms that the lands to be developed do not comprise *specialty crop areas* in accordance with policy 2.3.2; and
3. considers cross-jurisdictional issues.

In undertaking a *comprehensive review* the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

Conserved: means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained ~~under the Ontario Heritage Act~~. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment [that has been approved or adopted by the planning authority or decision-maker](#). Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a

community, including an [Aboriginal Indigenous](#) community. The area may ~~involve~~ [include](#) features such as [buildings](#), structures, spaces, [views](#), archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. ~~Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).~~ [Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, or protected through official plan, zoning by-law, or other land use planning mechanisms.](#)

Defined portions of the one hundred year flood level along connecting channels: means those areas which are critical to the conveyance of the flows associated with the *one hundred year flood level* along the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where *development* or *site alteration* will create *flooding hazards*, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

Deposits of mineral aggregate resources: means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated and available: means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered for approval, only lands that

have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition.

Designated growth areas: means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses.

Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*, but does not include:

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process;
- b) works subject to the *Drainage Act*; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

Dynamic beach hazard: means areas of inherently unstable accumulations of shoreline sediments along the *Great Lakes - St. Lawrence River System* and *large inland lakes*, as identified by provincial standards, as amended from time to time. The *dynamic beach hazard* limit consists of the *flooding hazard* limit plus a dynamic beach allowance.

Ecological function: means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes.

These may include biological, physical and socio-economic interactions.

Employment area: means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered species: means a species that is ~~listed or categorized~~ classified as an “Endangered Species” on the Ontario Ministry of Natural Resources’ official Species at Risk in Ontario List, as updated and amended from time to time.

Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over an one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Fish: means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat: as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood fringe: for *river, stream and small inland lake systems*, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the *floodway*.

Flood plain: for *river, stream and small inland lake systems*, means the area,

usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, the *flooding hazard* limit is based on the *one hundred year flood level* plus an allowance for *wave uprush* and *other water-related hazards*;
- b) along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:
 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 2. the *one hundred year flood*; and
 3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards*, *wave uprush* and *other water-related hazards* along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, and

flooding hazards along river, stream and small inland lake systems.

Floodway: for *river, stream and small inland lake systems*, means the portion of the *flood plain* where *development and site alteration* would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the *floodway* is the entire contiguous *flood plain*.

Where the *two zone concept* is applied, the *floodway* is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the *flood plain* is called the *flood fringe*.

Freight-supportive: in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Great Lakes - St. Lawrence River

System: means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

Greenbelt Area: [means the area identified in Ontario Regulation 59/05, as amended from time to time.](#)

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests,

natural channels, permeable surfaces, and green roofs

Ground water feature: refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered species and threatened species: means [habitat within the meaning of Section 2 of the Endangered Species Act, 2007.](#)

~~a) with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species;~~

~~b) with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and~~

~~places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.~~

Hazardous forest types for wildland fire: means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the *Great Lakes - St. Lawrence River System*, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward

limit of the *flooding hazard, erosion hazard* or *dynamic beach hazard* limits. Along the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard, erosion hazard* or *dynamic beach hazard* limits. Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard* limits.

Hazardous sites: means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage attributes: means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and [that must be retained](#). [Attributes](#) may include the property's built, [constructed](#), or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (~~including e.g.~~ significant views or vistas to or from a *protected heritage property*).

High quality: means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP).

Housing options: [means 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, multiresidential buildings and uses such as, but not limited to life lease housing,](#)

[coownership housing, co-operative housing, community land trusts, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.](#)

Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Impacts of a changing climate: [means the potential for present and future consequences and opportunities from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.](#)

Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992* that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Institutional use: for the purposes of policy 3.1.5, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding,

failure of floodproofing measures or protection works, or erosion.

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield sites*;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

Large inland lakes: means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income households: means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or
- b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.

Major facilities: means facilities which may require separation from *sensitive land uses*, including but not limited to airports, [manufacturing uses](#), transportation infrastructure and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and corridors: means transportation facilities and corridors associated with the inter- and intra-provincial movement

of goods. Examples include: inter-modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight-supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future *marine facilities*.

Mine hazard: means any feature of a mine as defined under the *Mining Act*, or any related disturbance of the ground that has not been rehabilitated.

Minerals: means metallic minerals and non-metallic minerals as herein defined, but does not include *mineral aggregate resources* or *petroleum resources*.

Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Mineral aggregate operation: means

- a) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and

concrete, or the production of secondary related products.

Mineral aggregate resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

Mineral aggregate resource conservation: means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to development occurring.

Mineral deposits: means areas of identified *minerals* that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral mining operation: means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Multimodal transportation system: means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid

transit, rail (such as commuter and freight), air and marine.

Municipal sewage services: means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality, [including centralized and decentralized systems](#).

Municipal water services: means a municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002*, [including centralized and decentralized systems](#).

Natural heritage features and areas: means features and areas, including *significant wetlands, significant coastal wetlands*, other *coastal wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat, significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), *habitat of endangered species and threatened species, significant wildlife habitat*, and *significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system: means a system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying *natural heritage systems*, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts: means

- a) in regard to policy 1.6.6.4 and 1.6.6.5, [potential risks to human health and safety and](#) degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to policy 2.2, degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities;
- c) in regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
- d) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

Normal farm practices: means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act.

Oil, gas and salt hazards: means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

On-farm diversified uses: means uses that are secondary to the principal

agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products. [Ground-mounted solar facilities are permitted in prime agricultural areas and specialty crop areas only as on-farm diversified uses.](#)

One hundred year flood: for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level: means

- a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
- b) in the connecting channels (St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and
- c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

Other water-related hazards: means water-associated phenomena other than *flooding hazards* and *wave uprush* which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Partial services: means

- a) *municipal sewage services* or *private communal sewage services* ~~and~~ [combined with individual on-site water services](#); or
- b) *municipal water services* or *private communal water*

services ~~and~~ combined with individual on-site sewage services.

Petroleum resource operations: means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through *provincial plans*, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation, [Metrolinx](#), [Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator \(IESO\)](#) or [any successor to those ministries or entities](#) is actively pursuing the identification of a corridor. Approaches for the protection of *planned corridors* may be recommended in guidelines developed by the Province.

Portable asphalt plant: means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce

concrete, and includes stockpiling and storage of bulk materials used in the process; and

- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Prime agricultural area: means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A *prime agricultural area* may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land: means *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Private communal sewage services: means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services: means a non-municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

Protected heritage property: means property designated under Parts IV, V or VI of the *Ontario Heritage Act*, property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*, property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Protection works standards: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by *flooding hazards, erosion hazards and other water-related hazards*, and to allow access for their maintenance and repair.

Provincial and federal requirements: means

- ~~a) in regard to policy 1.6.11.2, legislation, regulations, policies and standards administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy systems and ensuring that the necessary approvals are obtained;~~
- b) a) in regard to policy 2.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish and fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- e) b) in regard to policy 2.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial plan: means a provincial plan within the meaning of section 1 of the *Planning Act*.

Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, [long-term care services](#), and cultural services. *Public service facilities* do not include *infrastructure*.

Quality and quantity of water: is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

Recreation: means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system: means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

Reserve sewage system capacity: means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water*

Resources Act, but not by land-applying untreated, hauled sewage.

Reserve water system capacity: means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation: means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of *brownfield sites*;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) [development and introduction of new housing options within previously developed areas](#);
- e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, ~~secondary~~ [additional residential](#) units, ~~and~~ rooming houses, [and other housing options](#).

River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Rural areas: means a system of lands within municipalities that may include *rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas*, and resource areas.

Rural lands: means lands which are located outside *settlement areas* and which are outside *prime agricultural areas*.

Sensitive: in regard to *surface water features* and *ground water features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long term planning horizon provided for in policy 1.1.2. In cases where land in *designated growth areas* is not available, the *settlement area* may be no larger than the area where development is concentrated.

Sewage and water services: includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

Significant: means

- a) in regard to *wetlands, coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species

composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources;

- c) in regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- d) in regard to *mineral* potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. ~~for the important contribution they make to our understanding of the history of a place, an event, or a people.~~ [Processes for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act. National and international criteria are established by the certifying bodies.](#)

Criteria for determining significance for the resources identified in sections (c)-~~(e)~~-(d) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

For the purposes of policy 2.1.4(a), *site alteration* does not include underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to, [long-term care homes, adaptable and accessible housing, and](#) housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Special policy area: means an area within a community that has historically existed in the *flood plain* and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria and procedures for approval are established by the Province.

A *Special Policy Area* is not intended to allow for new or intensified *development* and site alteration, if a community has feasible opportunities for *development* outside the *flood plain*.

Specialty crop area: means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species: means a species that is ~~listed or categorized~~ classified as a "Threatened Species" on the Ontario Ministry of Natural Resources' official sSpecies at rRisk in Ontario lList, as updated and amended from time to time.

Transit-supportive: in regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the transportation system. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Transportation demand management: means a set of strategies that result in more efficient use of the *transportation system* by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle

lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, *airports, marine facilities*, ferries, canals and associated facilities such as storage and maintenance.

Two zone concept: means an approach to *flood plain* management where the *flood plain* is differentiated in two parts: the *floodway* and the *flood fringe*.

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vulnerable: means surface and/or groundwater that can be easily changed or impacted.

Waste management system: means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Watershed: means an area that is drained by a river and its tributaries.

Wave uprush: means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline.

Wayside pits and quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildlife fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest."