

Clause No. 8 in Report No. 7 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on April 17, 2014.

**8**

**RELEASE OF THE PROVINCIAL POLICY STATEMENT, 2014  
AND DISCUSSION PAPER FOR RURAL ONTARIO**

**Committee of the Whole recommends adoption of the following recommendations contained in the report dated March 20, 2014 from the Executive Director, Corporate and Strategic Planning:**

**1. RECOMMENDATIONS**

It is recommended that:

1. Council endorse the contents of this report as York Region's submission to the Province regarding the *Introduction to the Provincial Policy Statement, 2014: Rural Ontario* Discussion Paper.
2. The Regional Clerk forward this report to the Ministry of Municipal Affairs and Housing, local municipalities, the Lake Simcoe Region Conservation Authority, the Toronto and Region Conservation Authority, the Ministry of Energy and the Ontario Power Authority.

**2. PURPOSE**

This report is to advise Council of the release of the Province's *Provincial Policy Statement (PPS), 2014* and provide a review of the new *PPS* against the recommended changes the Region had previously provided to the Province. This report also seeks Council endorsement of comments on the *Introduction to the Provincial Policy Statement, 2014 – Rural Ontario* Discussion Paper, to be submitted to the Province.

### **3. BACKGROUND**

#### **The PPS provides direction on matters related to land use planning and development within the Province**

The *PPS* is issued under Section 3 of the *Planning Act* and provides the foundation for the Province's policy-led planning system. The *PPS* provides direction on matters of Provincial interest and is applied across all of Ontario. All Provincial Plans, including *Places to Grow: Growth Plan for the Greater Golden Horseshoe* (the *Growth Plan*), the *Greenbelt Plan*, the *Oak Ridges Moraine Conservation Plan (ORMCP)*, and the *Lake Simcoe Protection Plan* have been built upon the *PPS*. In accordance with the *Planning Act*, all decisions on planning matters made by the Province, municipalities, and the Ontario Municipal Board must be consistent with the *PPS*. In turn, the Region's Official Plan and all local municipal official plans must be consistent with the policies of the *PPS*. The relationships between these Provincial Plans and municipal official plans have been highlighted in *Attachment 1*.

#### **The Province has undertaken consultation to review the PPS, 2005 since 2010**

The current *PPS* came into effect on March 1, 2005. The *Planning Act* requires that the *PPS* be reviewed at least every five years from the date that a policy statement was issued. The Ministry of Municipal Affairs and Housing (MMAH) began their review of the *PPS, 2005* in May 2010. The review involved extensive consultation with members of the public, municipalities, Aboriginal communities and organizations, and stakeholders.

#### **York Region participated in all phases of the Province's review of the PPS, 2005, including working with local municipal staff to provide consolidated comments**

The Province undertook consultation during two phases. The first phase occurred in the fall of 2010 and asked for comments on the existing *PPS, 2005*. Regional staff from across the corporation, along with local municipal staff, developed a co-ordinated response. These comments were endorsed by Regional Council at its meeting on January 27, 2011.

The second phase of consultation occurred in the fall of 2012. During this phase, the Province released the *Draft PPS, 2012* and requested comments on:

- whether the current 5-year review period for the *PPS* is appropriate, and
- whether the draft policies provided effective direction to protect provincial interests.

Regional staff attended workshops and developed a comprehensive submission to the Province that incorporated comments from staff across the corporation and nine local

municipalities. These comments were endorsed by Regional Council at its meeting on December 13, 2012.

In early 2012, the Minister of MMAH invited the Canadian District Energy Association (CDEA) to provide a submission on how to incorporate district energy policies in the *PPS*. In response the CDEA, in partnership with the Toronto and Region Conservation Authority, established a stakeholder group that helped formulate proposed amendments to the *PPS, 2005*. York Region staff actively participated during this process and the proposed amendments were endorsed by Regional Council at its meeting on September 20, 2012.

### **In February 2014, the Province released the new *PPS, 2014* and Discussion Papers for the *PPS* related to Northern Ontario and Rural Ontario**

The Province completed its review of the *PPS, 2005* and released a new policy statement in February 2014; the *PPS, 2014* (see *Attachment 2*). The new *PPS* will come into effect on April 30, 2014. After April 29<sup>th</sup>, all decisions affecting planning matters must be consistent with the *PPS, 2014*. This may affect planning applications already in process.

In February 2014, the Province also released two discussion papers for review and comment: *An Introduction to the Provincial Policy Statement, 2014 – Rural Ontario* (see *Attachment 3*) and *An Introduction to the Provincial Policy Statement, 2014 – Northern Ontario*. In response to requests for guidance, these documents will support planning in these areas by illustrating how policies of the *PPS, 2014* should be interpreted and applied in Ontario's rural and northern areas. The Province has requested that comments on these Discussion Papers be submitted to MMAH by April 25, 2014.

## **4. ANALYSIS AND OPTIONS**

### **A number of policy additions and modifications were made to improve and modernize the *PPS*.**

The *PPS, 2014* includes a number of new and updated policies. The Province released a table that highlights the key changes made in the *PPS, 2014* by policy area (see *Attachment 4*). Some of these changes include:

#### Human Health and Safety

- Recognizing additional elements of healthy communities, such as community design and planning for all ages
- Encouraging coordination of emergency management with other planning considerations

#### Rural and Agricultural Areas

- A new section of rural policies to support healthy, integrated and viable rural areas
- Permitting cemeteries to locate in rural lands
- Permitting more on-farm diversified uses (e.g. agri-tourism) and flexibility for larger agriculture-related uses (e.g. grain dryers) to service the broader farming community

#### Employment and Infrastructure

- Supporting the long-term planning of employment areas
- Allowing for the planning of infrastructure/public service facilities beyond 20 years
- Requiring the planning and coordination of electricity generation facilities and transmission and distribution systems

#### The Environment and Climate Change

- Requiring the consideration of potential impacts of climate change (e.g. flooding due to severe weather) to support the reduction of greenhouse gas emissions and adaptation to climate change
- Requiring the identification of natural heritage systems in southern Ontario
- Ensuring consideration of environmental lake capacity, where applicable

#### Implementation

- Recognition of existing Aboriginal treaty rights and interests in land use planning
- Promoting the integration and coordination of the planning processes and approvals under the *Environmental Assessment Act* and the *Planning Act*
- Additional direction on how the *PPS* policies should be applied and how the *PPS* works with provincial plans, other legislation, regulations and policies

### **The Province should be commended for improvements included in the *PPS, 2014*, including long-term planning of employment and infrastructure, and integrating sustainability, resiliency and climate change**

The *PPS, 2014* includes a number of modifications that were requested by York Region. Some of the requested modifications in the *PPS, 2014* include:

- Planning for the long-term protection of employment areas beyond 20 years
- Planning for infrastructure and public service facilities beyond a 20-year time horizon
- Inclusion of active transportation and transportation demand management
- Recognition of “healthy communities”
- Inclusion of sustainability, resiliency and consideration of potential impacts to climate change
- Requiring identification of natural heritage systems in southern Ontario
- Support for local food
- Permission for more on-farm diversified uses and agriculture-related uses to support the local agricultural economy

- Strengthened protection of Provincially planned transportation corridors
- Direction on how the policies should be applied and how the PPS works with other Provincial plans
- Provision for green infrastructure (e.g., permeable surfaces) and strengthened stormwater management requirements
- Recognition of electricity distribution systems, including district energy

These revisions begin to address some of the challenges that York Region has experienced when implementing the *PPS* and other Provincial Plans, including the *Growth Plan* and the *Greenbelt Plan*. Regional staff will actively encourage the Province to continue to carry these improved policy directions through to the upcoming Provincial reviews of the *Growth Plan*, *Greenbelt Plan*, and *ORMCP*.

### **Regional comments that were not addressed by the new *PPS, 2014* will be incorporated in the upcoming reviews of other Provincial Plans**

While the Region is pleased with the improvements made to the *PPS*, there were a number of key Regional comments that are not fully addressed by the *PPS, 2014*, including:

- Strengthen the urban agenda to support urban centres and intensification corridors
- Only permit ‘comprehensive reviews’ that are initiated by municipalities
- Update housing policies to include references to providing a “range in tenure choices”
- Include guidance to limit or exclude peat extraction activities to ensure that significant wetland features are not destroyed
- Recognize the importance of natural heritage in urban environments, including street trees, linked open space systems and creating an urban canopy, as they provide a wide array of benefits to communities
- Expand opportunities to plan for energy infrastructure of all types, not just electrical
- Include more guidance on waste management and diversion, particularly with respect to development standards

It is not anticipated that the Province will update the *PPS, 2014* until the next 5-year review. However, there is still an opportunity to see the outstanding Regional comments addressed through other Provincial Plans. The Province is required to conduct a review of the *Greenbelt Plan* and the *ORMCP* in 2015 and the *Growth Plan* in 2016. Regional staff will fully participate in these reviews and will continue to advocate for the improvement of these Plans.

**The Rural Discussion Paper provides a good summary of how the *PPS* relates to the rural Ontario context, but would benefit from additional detailed implementation examples that local municipal staff can provide**

The *Introduction to the Provincial Policy Statement, 2014 – Rural Ontario* Discussion Paper is intended to help readers better understand the policies of the *PPS, 2014* that affect rural Ontario. The Rural Discussion Paper summarizes the policies that are particularly relevant in these areas, addresses how these policies should be interpreted, and provides a number of scenarios to illustrate how these policies could be implemented.

After reviewing the Rural Discussion Paper, Regional staff found that the Province has succeeded in providing a user-friendly document that highlights some of the important updates and policies that relate to rural Ontario. Regional staff identified three areas of the Rural Discussion Paper that would benefit from additional direction:

- The Province should provide additional direction on the data source that staff should use to identify “known *mineral deposits*, known *petroleum resources* and *significant areas of mineral potential*” referenced in policy 2.4.2.2.
- The Province should provide additional detailed scenarios that occur in areas impacted by the *Greenbelt Plan* and *ORMCP*. This Discussion Paper is intended to assist in the implementation of policies in rural Ontario, and so it should also include insight into the interpretation of policies within these Provincial Plan areas, as these Plans impact a significant amount of land within rural Ontario (e.g. 1.8 million acres of land in the Greenbelt).
- The document would benefit from inclusion of additional detailed scenarios that local municipal planners have experienced while implementing the *PPS*. These examples would provide assistance in avoiding future interpretation challenges.

Regional staff have encouraged the local municipalities within York Region to continue to work with the Province to provide their examples and expertise surrounding implementation successes and challenges in their local context.

**Link to Key Council-approved Plans**

The subject areas included in the *PPS* can be directly linked to nearly all of *Vision 2051*'s goal areas and four of the Strategic Plan's priority areas: Continue to Deliver and Sustain Critical Infrastructure, Improve Social and Health Supports, Increase the Economic Vitality of the Region, and Focus Growth Along Regional Centres and Corridors.

The *PPS, 2014* identifies the official plan as the most important vehicle for implementing its policies. The *York Region Official Plan – 2010 (YROP-2010)* is further linked to the *PPS* due to the *Planning Act* requirement that all municipal plans be consistent with the *PPS*. In general, the *YROP-2010* is consistent with the *PPS, 2014*. However, Regional staff will undertake a detailed analysis to determine if refinements are required to ensure greater consistency between these two documents. Staff will conduct this review and

verification during the upcoming Municipal Comprehensive Review, which is scheduled to begin later in 2014. Staff will bring a Regional Official Plan Amendment to Regional Council for approval, should this review identify that the *YROP-2010* requires modifications to be consistent with the policies of the new *PPS*.

## **5. FINANCIAL IMPLICATIONS**

The current reviews of the *PPS, 2014* and *Introduction to the Provincial Policy Statement, 2014 – Rural Ontario* Discussion Paper have been undertaken within the existing Long Range Planning staff complement and 2014 budget allocation. It is anticipated that the future detailed review of the *YROP-2010* for conformity with the *PPS, 2014* will be undertaken as part of the upcoming Municipal Comprehensive Review and included in the existing budget allocation for that project.

## **6. LOCAL MUNICIPAL IMPACT**

All local municipalities are directly impacted by the *PPS* due to legislation under the *Planning Act*. All municipal plans, including local municipal official plans and zoning and development permit by-laws, are required to be consistent with the *PPS*. Each local municipality will need to review their official plan and zoning and development permit by-laws for consistency with the *PPS, 2014* and determine whether any amendments are required.

Beginning April 30, 2014 all planning authority decisions must be consistent with the *PPS, 2014*. York Region is the approval authority for local municipal official plans and amendments, and must make a decision within 180 days of receipt or be subject to an appeal to the Ontario Municipal Board under Section 17(40) of the *Planning Act*. At the time of writing this report, both the City of Markham's new Official Plan and official plan amendments related to the Town of Whitchurch-Stouffville's growth management strategy have been adopted by their respective Councils and have been submitted to York Region for approval. Regional staff will need to review these Plans to ensure consistency with the new *PPS* prior to approval.

## **7. CONCLUSION**

In February 2014, the Province released the new *PPS, 2014*, which will come into effect on April 30, 2014. The new *PPS* includes a number of policy additions and modifications that were made to improve and modernize the *PPS*. Some of these improvements include the recognition of Aboriginal interests and providing flexibility on farm properties to allow larger agricultural-related uses that would service the broader farming community.

York Region participated in the Province's process to review the *PPS* and provided comments on a number of occasions. The Province incorporated some of the Region's recommended changes into the *PPS, 2014*, including permitting planning for the long-term protection of employment areas beyond 20 years. However, there were also a number of Regional comments that were not addressed by the *PPS, 2014*. While there will not be another opportunity to update the *PPS* until the next 5-year review, Regional staff will work with the Province and participate in their upcoming reviews of the *Growth Plan, Greenbelt Plan, and ORMCP* to integrate these comments into the Provincial planning context, where possible.

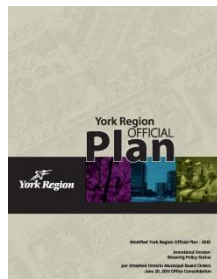
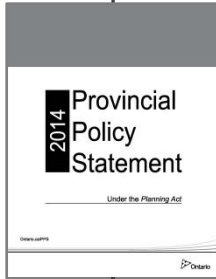
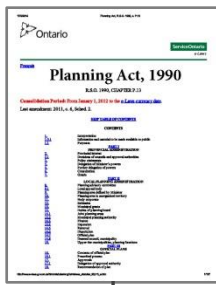
In February 2014, the Province also released two discussion papers on the *PPS* related to Northern Ontario and Rural Ontario. While the discussion paper for rural Ontario is a good start, the Province should work with local municipalities to develop additional detailed scenarios based on the experiences that these planners have had surrounding implementation successes and challenges in their local context.

For more information on this report, please contact Valerie Shuttleworth, Director of Long Range Planning at Ext. 71525 or Karen Whitney, Director of Community Planning at Ext. 71505.

The Senior Management Group has reviewed this report.

*Attachments (4)*





## Planning Act

- *Province-wide*
- Provides for a land use planning system led by provincial policy
- Establishes authority for Province to issue policy statement

## Provincial Policy Statement (PPS)

- *Province-wide*
- Decisions affecting planning matters “shall be consistent with” the PPS

## Other Provincial Plans

- *Area-specific*
  - e.g. Greater Golden Horseshoe, Lake Simcoe Watershed
- Consistent with the PPS, but may be more restrictive
- Includes:
  - Oak Ridges Moraine Conservation Plan
  - Greenbelt Plan
  - Places to Grow: Growth Plan for the Greater Golden Horseshoe
  - Lake Simcoe Protection Plan

## Municipal Plans

- Consistent with the PPS and relevant Provincial Plans
- May be more restrictive, where it does not conflict with above

# 2014 Provincial Policy Statement

Under the *Planning Act*

[Ontario.ca/PPS](http://Ontario.ca/PPS)

For more copies of this document,  
in either English or French,  
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Approved by the Lieutenant Governor in Council, Order in Council No. 107/2014

This Provincial Policy Statement was issued under section 3 of the *Planning Act* and came into effect April 30, 2014. It replaces the Provincial Policy Statement issued March 1, 2005.

*Materials may be available to assist planning authorities and decision-makers with implementing the policies of the Provincial Policy Statement. Please visit the Ministry website at [Ontario.ca/PPS](http://Ontario.ca/PPS) for more information.*

# Table of Contents

<b>Part I:</b>	<b>Preamble</b>	<b>1</b>
<b>Part II:</b>	<b>Legislative Authority</b>	<b>1</b>
<b>Part III:</b>	<b>How to Read the Provincial Policy Statement</b>	<b>1</b>
<b>Part IV:</b>	<b>Vision for Ontario’s Land Use Planning System</b>	<b>4</b>
<b>Part V:</b>	<b>Policies</b>	<b>6</b>
<b>1.0</b>	<b>Building Strong Healthy Communities</b>	<b>6</b>
1.1	Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns	6
	Settlement Areas	7
	Rural Areas in Municipalities	9
	Rural Lands in Municipalities	10
	Territory Without Municipal Organization	11
1.2	Coordination	11
	Land Use Compatibility	13
1.3	Employment	13
	Employment Areas	13
1.4	Housing	14
1.5	Public Spaces, Recreation, Parks, Trails and Open Space	15
1.6	Infrastructure and Public Service Facilities	15
	Sewage, Water and Stormwater	16
	Transportation Systems	17
	Transportation and Infrastructure Corridors	18
	Airports, Rail and Marine Facilities	18
	Waste Management	19
	Energy Supply	19
1.7	Long-Term Economic Prosperity	19
1.8	Energy Conservation, Air Quality and Climate Change	20
<b>2.0</b>	<b>Wise Use and Management of Resources</b>	<b>22</b>
2.1	Natural Heritage	22
2.2	Water	23
2.3	Agriculture	24
2.4	Minerals and Petroleum	26
2.5	Mineral Aggregate Resources	27
2.6	Cultural Heritage and Archaeology	29
<b>3.0</b>	<b>Protecting Public Health and Safety</b>	<b>30</b>
3.1	Natural Hazards	30
3.2	Human-Made Hazards	32
<b>4.0</b>	<b>Implementation and Interpretation</b>	<b>33</b>
<b>5.0</b>	<b>Figure 1</b>	<b>36</b>
<b>6.0</b>	<b>Definitions</b>	<b>38</b>

## **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.

Land use planning is only one of the tools for implementing provincial interests. A wide range of legislation, regulations, policies and programs may also affect planning matters, and assist in implementing these interests.

## **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.

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.

## **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**

Provincial plans, such as the Greenbelt Plan, the 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 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. 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 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. The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their rights and interests.

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.

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. 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, 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 range and mix of residential (including second units, 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 cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- 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 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 years. 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* beyond a 20-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 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. efficiently use land and resources;
  2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
  3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
  4. support *active transportation*;
  5. are *transit-supportive*, where transit is planned, exists or may be developed; and
  6. are *freight-supportive*; and
- b) 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 *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 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 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 growth 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 mitigated to the extent feasible.

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.

#### **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 an 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 or use 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.
- 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.
- 1.1.5.9 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;
  - 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.
- 1.2.2 Planning authorities are encouraged to coordinate 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;
  - 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 transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors, 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 be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of *major facilities*.

## **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 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) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- d) 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 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.
- 1.3.2.3 Planning authorities shall protect *employment areas* in proximity to *major goods movement facilities and corridors* for employment uses that require those locations.
- 1.3.2.4 Planning authorities may plan beyond 20 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 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 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.

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 and densities to meet projected requirements 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*. 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 required to meet the social, health and well-being requirements of current and future residents, including *special needs* requirements; and
  - 2. all forms of *residential intensification*, including second 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) 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, efficient and cost-effective manner that considers impacts from 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 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 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;
  - 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. is feasible, financially viable and complies with all regulatory requirements; and
    - 3. protects human health 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.
- 1.6.6.2 *Municipal sewage services* and *municipal water services* are the preferred form of servicing for *settlement areas*. *Intensification* and *redevelopment* within *settlement areas* on existing *municipal sewage services* and *municipal water services* should be promoted, wherever feasible.
- 1.6.6.3 Where *municipal sewage services* and *municipal water services* are not provided, municipalities may allow the use of *private communal sewage services* and *private communal water services*.

- 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, *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 services may only be used for infilling and minor rounding out of existing development.
- 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*.
- 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) minimize, or, where possible, prevent increases in contaminant loads;
  - b) minimize changes in water balance and erosion;
  - c) not increase risks to human health and safety and property damage;
  - d) maximize the extent and function of vegetative and pervious surfaces; and
  - e) promote stormwater management best practices, including stormwater attenuation and re-use, 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 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 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, 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) optimizing the long-term availability and use of land, resources, *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities*;
- c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- d) 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) promoting the redevelopment of *brownfield sites*;
- f) 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) providing opportunities for sustainable tourism development;
- h) providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts;
- i) promoting energy conservation and providing opportunities for development of *renewable energy systems* and *alternative energy systems*, including district energy;
- j) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and
- k) 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 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) 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<sup>1</sup>, 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 7E<sup>1</sup>; and
- b) *significant coastal wetlands*.

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 7E<sup>1</sup>;
- b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;
- c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;
- d) *significant wildlife habitat*;
- e) *significant areas of natural and scientific interest*; and
- f) *coastal wetlands* in Ecoregions 5E, 6E and 7E<sup>1</sup> 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*.

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<sup>1</sup> Ecoregions 5E, 6E and 7E are shown on Figure 1.

- 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.

## **2.2 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) 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*;
  - d) maintaining linkages and related functions among *ground water features, hydrologic functions, natural heritage features and areas, and surface water features* including shoreline areas;
  - e) 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) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
  - g) ensuring consideration of environmental lake capacity, where applicable; and

- h) 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.

### 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, 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. 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. 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 mitigated to the extent feasible.

## 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.

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*. 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 consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

## 3.0 Protecting Public Health and Safety

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 the potential impacts of 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*.

## 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.

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.

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.

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*.

4.7 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.

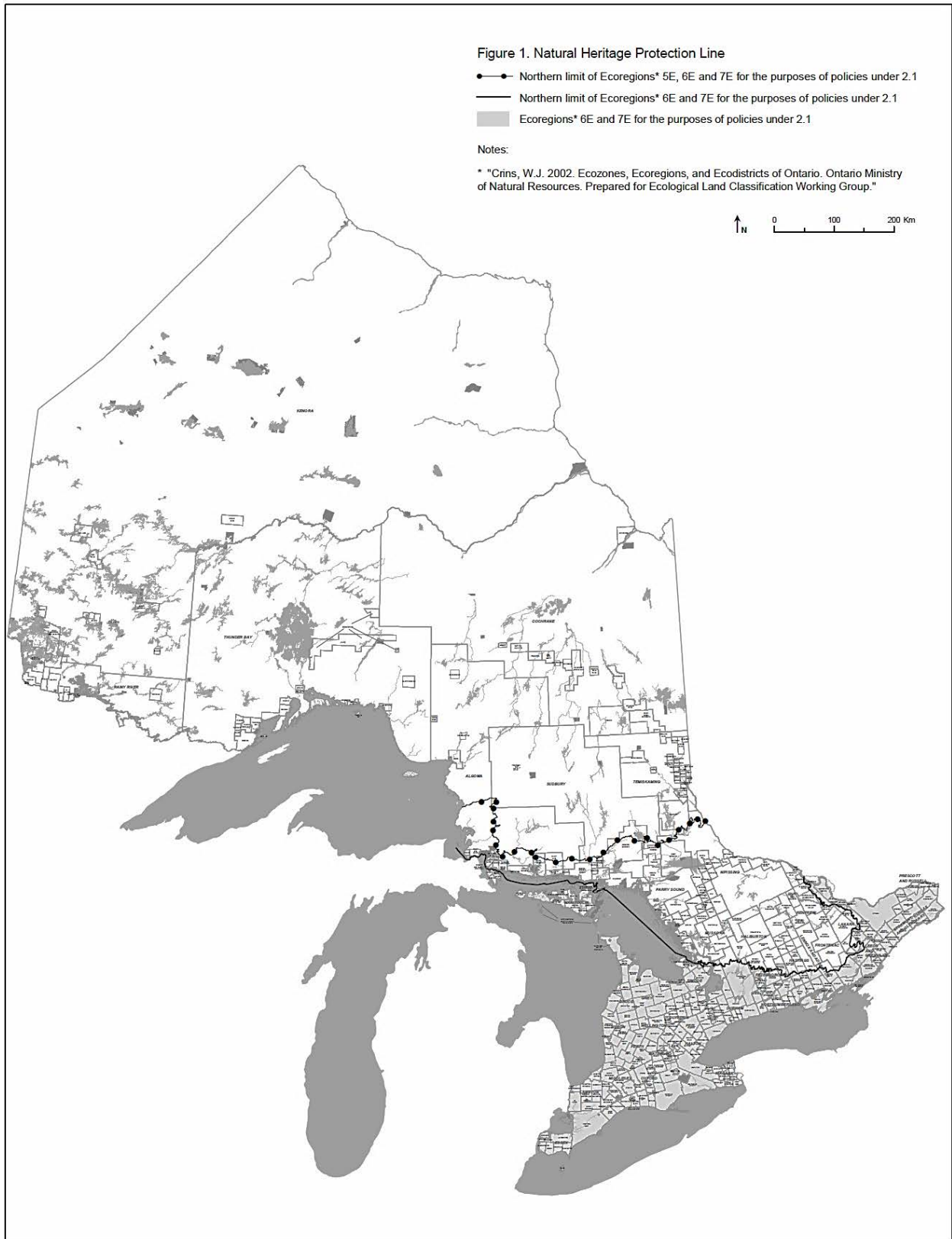
There may be circumstances where land use approvals under the *Planning Act* may be integrated with approvals under other legislation, for example, integrating the planning processes and approvals under the *Environmental Assessment Act* and the *Planning Act*, provided the intent and requirements of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

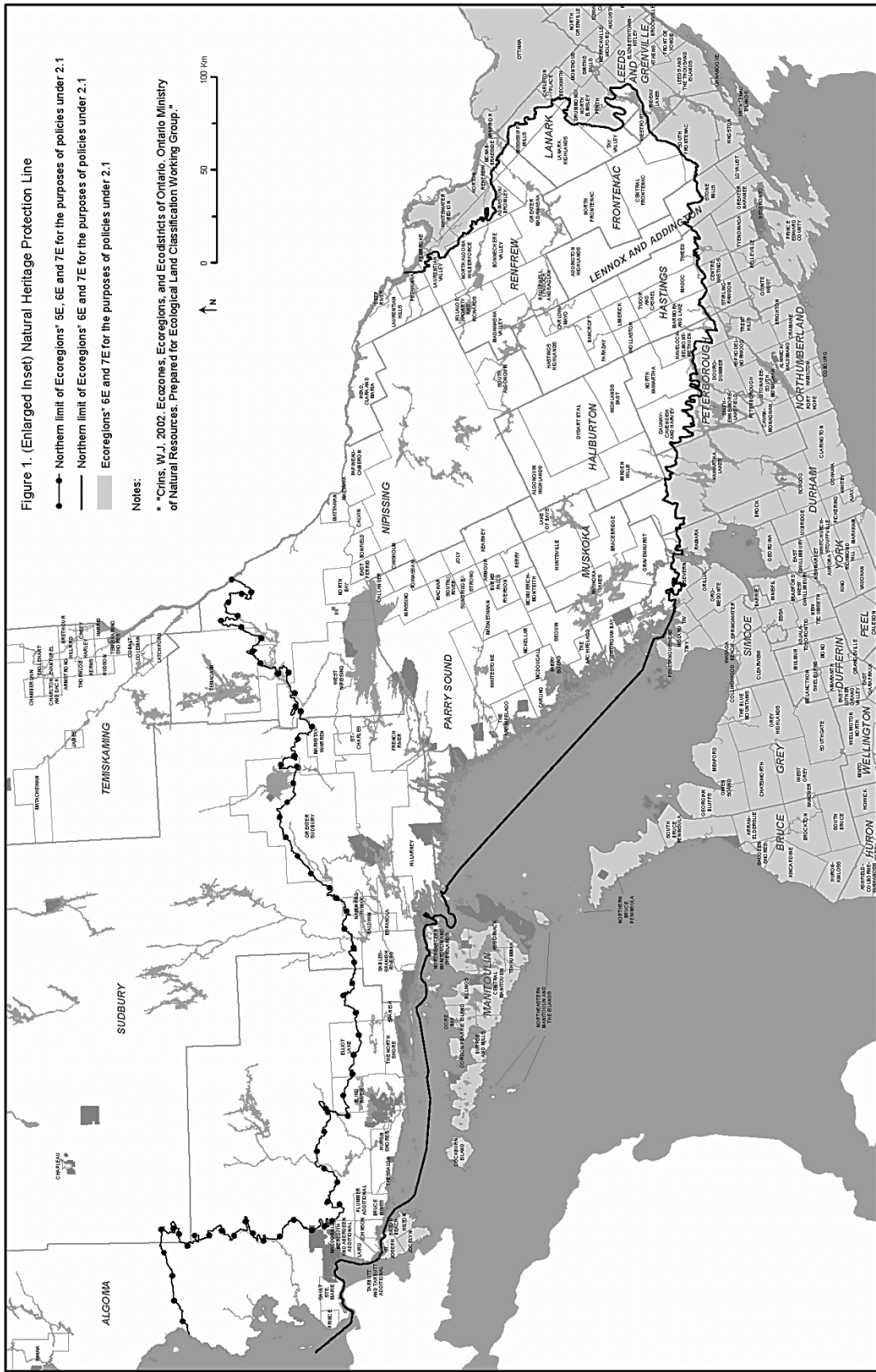
- 4.12 *Provincial plans* shall be read in conjunction with this Provincial Policy Statement and take precedence over policies in this Provincial Policy Statement to the extent of any conflict, except where legislation establishing *provincial plans* provides otherwise. Examples of these are plans created 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.

- 4.14 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.
- 4.15 Municipalities are encouraged to establish performance indicators to monitor the implementation of the policies in their official plans.



## 5.0 Figure 1





## 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 as 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 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-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 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 through archaeological 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 remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal 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 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. 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 community. The area may involve features such as structures, spaces, 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).

**Defined portions of the flooding hazard 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 as an "Endangered Species" on the Ontario Ministry of Natural Resources' official Species at Risk 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 a 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.

**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:** means 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

- 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; or
- 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 may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including 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).

**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.

**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, 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.

**Municipal water services:** means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002*.

**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, 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.

**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. Marys, 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 *individual on-site water services*; or
- b) *municipal water services* or *private communal water services* and *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 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) 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
- c) 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, 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) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second units and rooming houses.

**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.

Criteria for determining significance for the resources identified in sections (c)-(e) 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, 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 as a "Threatened Species" on the Ontario Ministry of Natural Resources' official Species at Risk list, as updated and amended from time to time.

**Transit-supportive:** in regard to land use patterns, means development that makes transit viable 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. 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 ground water 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.

**Wildland 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."





# Provincial Policy Statement

**Ministry of Municipal Affairs and Housing**

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**Disponible en français:** Déclaration de principes provinciale

# **An Introduction to the Provincial Policy Statement, 2014: Rural Ontario**

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Draft for Discussion – February 2014

## How to Provide your Input

The Government of Ontario is releasing this document in draft for discussion purposes.

We want to ensure it delivers the appropriate amount of assistance to decision-makers and other participants in land use planning in understanding the policies of the Provincial Policy Statement, 2014. We want it to become a valuable resource to support land use planning in rural Ontario.

A separate document that introduces the Provincial Policy Statement, 2014 in the context of northern Ontario is also available for discussion. It can be downloaded at [ontario.ca/PPS](http://ontario.ca/PPS).

You are invited to share your comments and ideas by **April 25, 2014**.

Some **questions to consider** while reviewing the document:

1. What parts of the document do you find most helpful?
2. How can the document be improved?
3. Do you have any other comments about the document in general?

To submit comments, you can:



**Send us an email:** [PPSreview@ontario.ca](mailto:PPSreview@ontario.ca)



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**Write to us:**  
Provincial Policy Statement Review  
Ministry of Municipal Affairs and Housing  
Provincial Planning Policy Branch  
777 Bay Street, 13th Floor  
Toronto, ON M5G 2E5



**Call us:**  
416-585-6014 or 1-877-711-8208

**Thank you for your comments – we value your input.**

**The Ministry of Municipal Affairs and Housing has prepared this document, including the scenarios set out in the appendix, to assist participants in the land use planning process to understand the Provincial Policy Statement, 2014. As this document deals in summarized fashion with complex matters and reflects legislation, policies and practices that are subject to change, it should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter. This document should not be construed as legal advice and the user is solely responsible for any use or the application of this document. Although this document has been carefully prepared, the Ministry does not accept any legal responsibility for the contents of this document or for any consequences, including direct or indirect liability, arising from its use.**

## Purpose

This document is intended to assist readers in understanding some of the policies in the Provincial Policy Statement, 2014 that affect planning in rural Ontario, in particular those policies which have been added or revised since the Provincial Policy Statement, 2005. It is also designed to address some misconceptions about the Provincial Policy Statement and its policies.

The Provincial Policy Statement, 2014 applies broadly to all of Ontario and this document may be helpful when read together with the policies. Some policies and definitions of the Provincial Policy Statement, 2014 are referenced in this document to help the user better understand the application of the policies.

This document is primarily designed to assist those communities outside of the Greater Golden Horseshoe area, where the Provincial Policy Statement, 2014 is the primary provincial land use planning document. Communities located within the Greater Golden Horseshoe area would also need to fulfil requirements of the Growth Plan for the Greater Golden Horseshoe, 2006 and any other relevant provincial plans.

## Context

The Provincial Policy Statement, 2014 has been revised to better reflect, among other things, the needs and unique circumstances of rural Ontario, in both southern and northern Ontario. This document will provide an understanding of the changes in the Provincial Policy Statement, 2014 affecting rural Ontario and how the Provincial Policy Statement, 2014 provides some flexibility for land use planning.

About 20 per cent of Ontario's population lives in rural Ontario. Rural communities are unique and diverse; no two rural communities are the same. They can be small centres, perhaps next to major cities, or towns and villages, or they can be traditional countryside with small concentrations of people.

Rural communities may face very different planning issues. Some rural communities located close to large urban centres may be challenged to manage population growth and development pressure, while others may be faced with slow or no growth and even out-migration.

Some general characteristics can be used to describe rural Ontario that identify these areas as different from urban, including: economy, geography, population density, culture and society.

The economic characteristics may be different in rural communities — there may be less economic diversity and higher reliance on one type of industry or business in some rural areas. As an example, some of Ontario's rural communities are focused around agriculture, while others may be focussed

around recreational opportunities or other industries. Rural communities can also be known as places of innovation and adaptation. Planning authorities should build on the rural character of their area and look for opportunities to develop the economic base.

Geography is a key consideration in rural planning. Some rural areas may be close to urban centres, but some may be more remote with longer travel distances to reach work and services. This variation is reflected in the Provincial Policy Statement, 2014, which recognizes that different policies will be applicable to varying geographies in Ontario.

Rural communities typically have less dense populations that are spread over a large area. There is more likely to be limited, if any, public transportation and sometimes servicing costs are higher due to distances and lack of economies of scale. Promoting the efficient use of infrastructure is good planning and a key consideration for directing growth and development to existing rural settlement areas.

Rural areas may offer some lifestyle advantages, such as access to cultural heritage and natural areas, lack of gridlock, and more open spaces. These advantages can often be used to attract people to live, visit, work and play in rural Ontario.

Owing to the diverse nature of rural communities in Ontario (based on their population levels, natural features and areas, geographies and physical attributes, and economies), Ontarians have many different names that they may use to describe their rural communities based on local characteristics. For example, terms such as farmland, countryside, cottage country, camp or highlands are commonly used interchangeably to describe diverse rural communities. Regardless of how we refer to rural areas, the fundamental principles of good land use planning set out in the Provincial Policy Statement remain important for all communities across Ontario.

In order to accommodate the realities of rural Ontario, the Provincial Policy Statement, 2014 includes new rural policies and promotes flexibility in recognizing the differences in rural Ontario's communities. The Provincial Policy Statement, 2014 provides definitions for rural areas and the elements within those areas to assist and clarify policies for the purposes of land use planning. These definitions are explained later in this document.



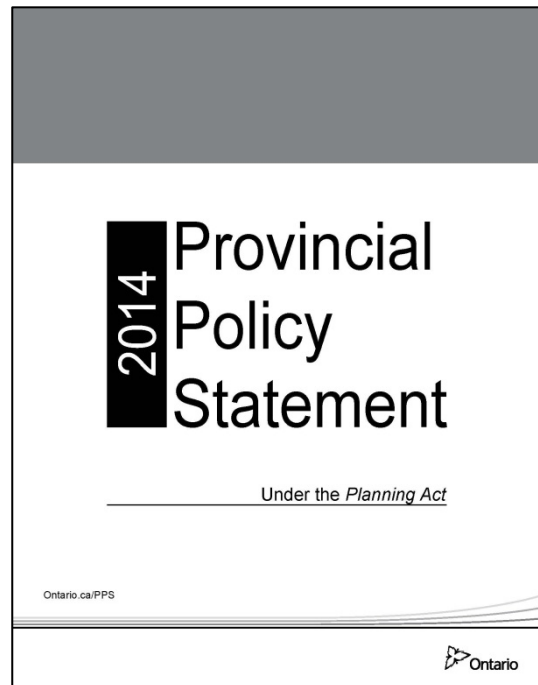
# The Provincial Policy Statement

The Provincial Policy Statement, 2014 provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. It recognizes the complex interrelationships between strong communities, a clean and healthy environment and a strong economy, and provides policy direction to achieve an appropriate balance between these interests.

The Provincial Policy Statement, 2014 is based on sound planning principles and applies to all of Ontario. It supports an effective and efficient land use planning system in Ontario. While some communities are growing rapidly and are challenged to properly manage that growth and accompanying demands, others face different challenges, such as diversifying their economies or maintaining their population. While the challenges may differ, the principles of strong communities, a clean and healthy environment, and a strong economy are important to all communities throughout Ontario.

The policies of the Provincial Policy Statement, 2014 were designed to respect the differences that exist across the province. Municipalities play a key role in implementing them through their official plans and zoning by-laws and their decisions on development applications. Local conditions must be taken into account when applying the policies and when developing official plan policies. For example, policies encouraging public transit may not be applicable in areas where the current and projected populations are not expected to support public transit service.

The Provincial Policy Statement, 2014 also recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their rights and interests. The Provincial Policy Statement, 2014 is to 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*.



## Applying the Provincial Policy Statement

The Provincial Policy Statement, 2014 is designed to be implemented in a local planning context, for instance:

- **The focus on desired outcomes** – The Provincial Policy Statement, 2014 recognizes that local circumstances vary. It anticipates there will be different approaches for applying the policies and achieving the desired outcomes. The policies primarily focus on desired outcomes and may not always prescribe the process that must be followed. This provides planning authorities with the flexibility to apply the policies in a way that addresses the needs of their particular community.
- **The language of the specific policies** – Some policies simply encourage an objective through enabling or supportive language, such as “should,” “promote” and “encourage”. For example, “recreational, tourism and other economic opportunities should be promoted” in rural lands. Other policies are more directive, and set out positive directions such as “settlement areas shall be the focus of growth” or limitations and prohibitions, such as “development and site alteration shall not be permitted.” 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.
- **The geographic scale of the policies** – The policies contain a range of geographic scales. Not all policies may be applicable to every site, feature or area. Some of the policies refer to specific areas or features, such as a provincially significant wetland, or the area around an airport. These policies are only applicable where these areas or features exist. Other policies refer to planning objectives that need to be considered in the context of a systems-based approach (e.g., watersheds or natural heritage systems), the municipality as a whole, or a specific area within the municipality, rather than in the context of a specific site or specific development proposal (e.g., range and mix of housing types and densities).
- **The minimum standards provided by the policies** – The Provincial Policy Statement, 2014 is not intended to prevent planning authorities from going beyond the minimum standards established in the policies. Planning authorities are encouraged to build upon these minimum standards 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 Provincial Policy Statement, 2014.

The Provincial Policy Statement, 2014 provides an implementation framework that recognizes the diversity of communities across Ontario.



# What does “shall be consistent” with mean?

Section 3 of the *Planning Act* requires that all decisions and advice affecting land use planning matters “shall be consistent with” the Provincial Policy Statement. The “shall be consistent with” standard is not defined in the *Planning Act* or in the Provincial Policy Statement. Normally, words that are not defined in legislation are given their common or ordinary meaning. This is a general principle that applies to all legislation, policies and regulations.

Dictionary meanings are useful for the purpose of establishing the meaning of a term. As an example, the Webster Dictionary defines the term “consistent” to mean:

- marked by agreement and concord;
- coexisting and showing no noteworthy opposing, conflicting or contradictory qualities or trends;
- in harmony with;
- compatible with;
- constant to the same principles as; and
- not contradictory with.

The “shall be consistent with” standard is a strong implementation standard that focuses on achieving policy outcomes. At the same time, it retains some flexibility to apply the Provincial Policy Statement, 2014 in practical and innovative ways to a variety of local circumstances.

## Additional Resources



### **Applying the Provincial Policy Statement InfoSheet**

This infosheet provides highlights on applying the Provincial Policy Statement.

[www.mah.gov.on.ca/Page5501.aspx](http://www.mah.gov.on.ca/Page5501.aspx)

# Policies the Guide Land Use Planning under the *Planning Act*

The Provincial Policy Statement, 2014 has four major sections:

<p><b>1.0</b></p> <p><b>Building Strong Healthy Communities</b></p> <ul style="list-style-type: none"><li>• Managing and Directing Land Use<ul style="list-style-type: none"><li>○ Settlement Areas</li><li>○ Rural Areas in Municipalities</li><li>○ Rural Lands in Municipalities</li><li>○ Territory Without Municipal Organization</li></ul></li><li>• Coordination</li><li>• Employment</li><li>• Housing</li><li>• Public Spaces, Recreation, Parks, Trails and Open Space</li><li>• Infrastructure and Public Service Facilities</li><li>• Long-Term Economic Prosperity</li><li>• Energy Conservation, Air Quality and Climate Change</li></ul>	<p><b>2.0</b></p> <p><b>Wise Use and Management of Resources</b></p> <ul style="list-style-type: none"><li>• Natural Heritage</li><li>• Water</li><li>• Agriculture</li><li>• Minerals and Petroleum</li><li>• Mineral Aggregate Resources</li><li>• Cultural Heritage and Archaeology</li></ul>	<p><b>3.0</b></p> <p><b>Protecting Public Health and Safety</b></p> <ul style="list-style-type: none"><li>• Natural Hazards</li><li>• Human-Made Hazards</li></ul>	<p><b>4.0</b></p> <p><b>Implementation and Interpretation</b></p> <ul style="list-style-type: none"><li>• Implementation and Interpretation</li></ul>
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The following pages provide an outline of the concepts, rationale and principles of some of the key policy directions in each of these sections to assist in understanding the Provincial Policy Statement, 2014 as it relates to rural Ontario.

Italicized terms in policies have their specific meanings set out in the Definitions section (Section 6.0).

# Rural

## Policies 1.1.4 and 1.1.5

### What's new in the Provincial Policy Statement, 2014?

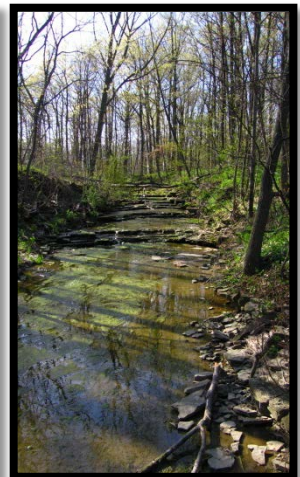
The Provincial Policy Statement, 2014 includes revised policies that further recognize and support rural Ontario, including but not limited to:

- a new policy section to support healthy, integrated and viable rural areas (policy 1.1.4);
- recognition of the diversity of rural Ontario's communities and their importance to the provincial economy and overall quality of life (policy 1.1.4);
- enhanced policies that clarify the types of uses that may occur on rural lands (policy 1.1.5); and
- expanded support and economic opportunities for agricultural uses in rural areas (policy 1.1.5.8).

### The Difference Between Rural Areas and Rural Lands

The Provincial Policy Statement, 2014 uses two different concepts to capture what is rural from a land use planning perspective. Both of these terms are defined in the definitions section:

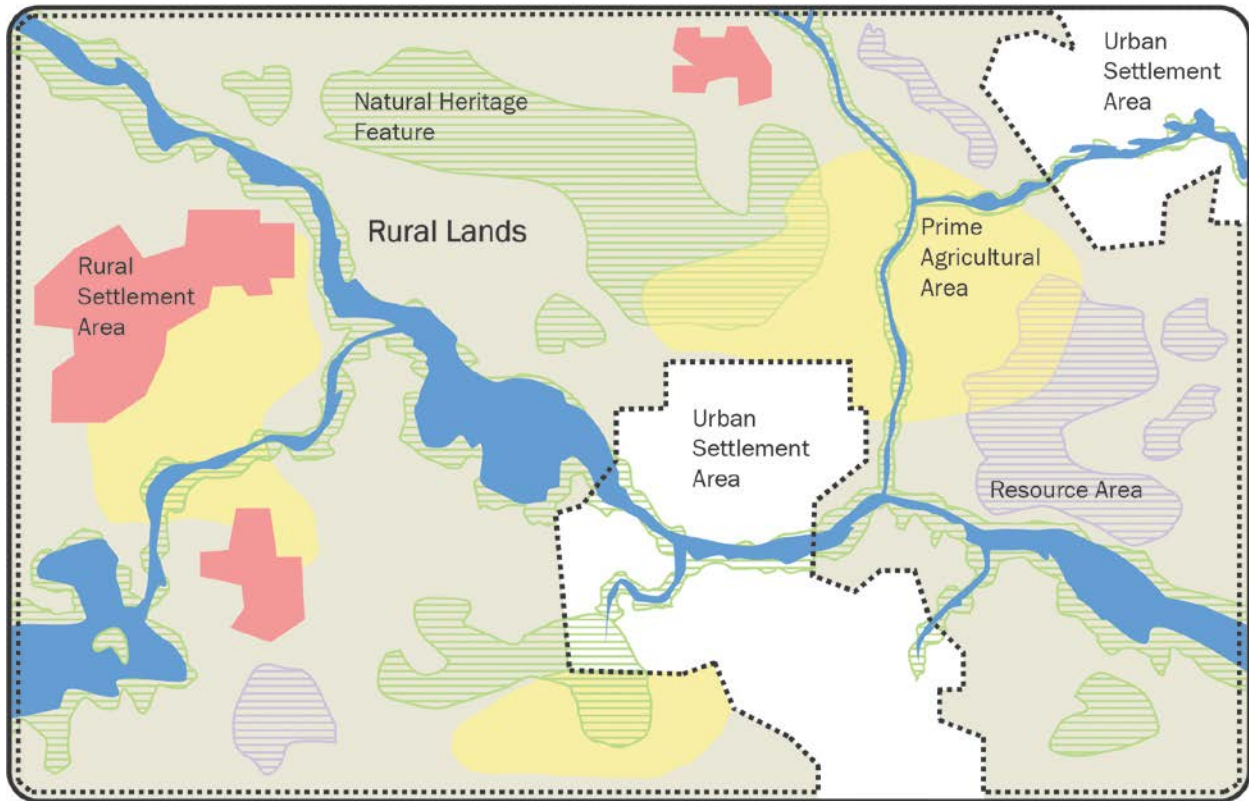
1. The **rural areas** definition is broad and describes an integrated system of the various land use elements, outside of larger settlement areas, that form our rural areas. These include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas. This inclusive definition fits with what many people understand to be rural Ontario.
2. The **rural lands** definition is focused on the lands outside prime agricultural areas and settlement areas. It is a subset of the "rural areas" described above.



These concepts and their interrelated nature are illustrated in Figure 1:

- **rural areas** include all land outside of urban settlement areas (shown in white);
- **rural lands** are areas found outside of rural settlement areas and prime agricultural areas (shown in beige); and
- natural heritage features and resource areas work like an overlay and can be found on rural lands, in settlement areas or prime agricultural areas.

**Figure 1 – Rural Areas**



**Legend**

Rural Areas:

- ⋯ Boundary of Rural Area
- Prime Agricultural Area
- Rural Lands
- Rural Settlement Area
- ▨ Natural Heritage Feature
- Water

Urban Areas (non-rural):

- Urban Settlement Area

### **Policy Highlights for Rural Areas (policy 1.1.4)**

The policies for **rural areas** identify overarching strategic actions that should be undertaken to support healthy, integrated and viable rural areas. For example, planning authorities should:

- build upon rural character;
- leverage rural amenities and assets;
- protect natural features and areas;
- promote diversification of the economic base; and
- provide opportunities for sustainable and diversified tourism.

In rural areas, rural settlement areas shall be the focus of growth and development (policy 1.1.4.2). Rural settlement areas are to provide an appropriate range and mix of housing that takes into account the needs of current and future residents. Having growth and development focussed on existing settlement areas helps support the efficient use of infrastructure and services which is a good land use planning practice.

#### **Key PPS Definition**

**Rural areas:** 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.

The **rural areas** policies also recognize that not all municipalities will have an identified settlement area (policy 1.1.4.4). The Provincial Policy Statement, 2014 allows appropriate growth and development to occur on rural lands even where a community does not have a settlement area.

The land uses in rural areas are subject to all other policy areas of the Provincial Policy Statement, 2014. For example, policies in Section 1.0 provide specific direction on permitted uses and land use planning criteria, such as settlement areas (policy 1.1.3), rural lands (policy 1.1.5) and infrastructure (policy 1.6). The relevant policies in Section 2.0, regarding the wise use and management of resources, also apply to these areas, such as prime agricultural areas (policy 2.3) and water (policy 2.2), as well as the policies of Section 3.0 that protect public health and safety.

**PPS Fact or Fiction?:** If a municipality does not have a settlement area, the Provincial Policy Statement, 2014 does not allow it to have any growth or development. **FICTION**

**In Fact:** Although there is an emphasis on settlement areas as the focus for concentrated growth, the Provincial Policy Statement, 2014 provides flexibility to allow growth and development on rural lands. For example, developments related to the management or use of natural resources, resource-based recreational uses and limited amount of residential development may be appropriate and allowed. Official plans play a critical role in defining the types of uses that are allowed, as well as providing context for appropriate locations for development. Long term infrastructure and servicing considerations should be considered so that planning and fiscal sustainability are considered together.

The need to effectively manage development on rural lands is an important issue for rural municipalities. Scattered areas of residential development outside rural settlement areas can cause significant problems, including servicing and environmental issues, and difficulty in providing residents with efficient and cost-effective access to services such as education and medical services. Increasingly, the costs of dispersed development are creating fiscal challenges for municipalities. In contrast, more compact areas are yielding benefits such as more efficient use of infrastructure and lower maintenance costs, job opportunities closer to home and walkable communities to name a few.

Rural municipalities can take steps to avoid issues related to the costs of scattered development and ensure development has access to a range of services, such as directing residential development to rural settlement areas and on land serviced by public roads.

### **Policy Highlights for Rural Lands (policy 1.1.5)**

The **rural lands** policies are focused on the lands outside both prime agricultural areas and rural settlement areas. On rural lands, certain development is allowed provided it meets specific criteria, for example:

- it is appropriate to the level of infrastructure (policy 1.1.5.5); and
- it does not conflict with other policies of the Provincial Policy Statement (policy 1.1.5.1).

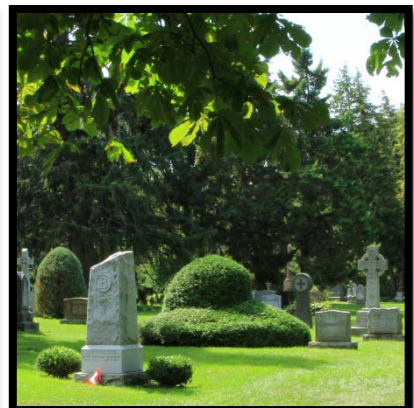
Planning authorities should also promote development that is compatible with the rural landscape and can be sustained by rural service levels (policy 1.1.5.4).

As outlined in policy 1.1.5.2, permitted uses on rural lands are:

- the management or use of resources;
- resource-based recreational uses (e.g., recreational dwellings);
- limited amounts of rural residential development;
- home occupations and home industries;
- cemeteries; and
- other rural land uses.

#### **Key PPS Definition**

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



The terms “management or use of resources” and “resource-based recreational uses” are not defined in the Provincial Policy Statement, 2014. Policy direction on the wise use and management of resources is set out in Section 2.0 and provides direction that can help planning authorities interpret these terms within the context of their local conditions:

- natural heritage (policy 2.1);
- water (policy 2.2);
- agriculture (policy 2.3);
- minerals and petroleum (policy 2.4);
- mineral aggregate resources (policy 2.5); and
- cultural heritage and archaeology (policy 2.6).

Examples of resource uses include agriculture uses, agriculture-related uses and on-farm diversified uses in areas with agricultural capability, extractive operations on or adjacent to aggregate, mineral or petroleum deposits, harvesting in forested areas, and the conservation of natural heritage.

Resource-based recreational uses are generally related to and located in close proximity to natural features such as lakes, rivers or forests, and other geographic features. Examples include recreational dwellings (such as cottages and camps that are not a permanent residence), country inns, hunting lodges, hiking trails, marinas and ski hills. Resource-based recreational uses should be developed in a manner that recognizes the environmental capacity of the natural feature upon which they depend.

The term “limited residential development” is also not defined in the Provincial Policy Statement, 2014. As outlined above, limited rural residential development is permitted if it meets the criteria set out by the other rural lands policies. For instance, development should be appropriate to the level of infrastructure and services, and compatible with the rural landscape.

One standard definition of “limited residential development” may not be meaningful and appropriate for all Ontario communities. Individual communities should to identify how much development is “limited” within the context of local conditions. Some considerations for determining and providing a rationale for what is considered “limited residential development” within a local context include:

- population;
- character;
- land use patterns and density;
- proximity of settlement areas;
- type and availability of infrastructure and public service facilities;
- presence of natural resources; and
- presence of natural heritage features and areas.

## Promoting Agricultural Viability on Rural Lands

Policies and definitions in the new Provincial Policy Statement, 2014 protect and promote agricultural viability of rural economies by:

- permitting more **on-farm diversified uses**, such as agri-tourism;
- providing more flexibility for **agriculture-related uses**; and
- protecting and promoting agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices in accordance with provincial standards (policy 1.1.5.8).

These uses are permitted in prime agricultural areas, and are also encouraged on rural lands where appropriate. A description of and criteria for these uses are available in the “Guideline on Permitted Uses in Ontario’s Prime Agricultural Areas” currently being developed by the Ministry of Agriculture and Food and Ministry of Rural Affairs.

### Key PPS Definitions

**Agricultural use:** 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.

**Agriculture-related uses:** 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.

**On-farm diversified uses:** 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.





# Rural Settlement Areas

## Policies 1.1.3 and 1.1.4

Ensuring appropriate and effective management of development is a principle of good planning. It is in the interest of all communities to use land and resources as efficiently as possible. This helps preserve resources, prevents scattered development and ensures our infrastructure, such as roads, are properly utilized.

One of the key goals of the Provincial Policy Statement, 2014 is the effective use of land and resources, with development primarily focussed in settlement areas (policies 1.1.3.1 and 1.1.4.2). This maximizes the use of existing public infrastructure, reduces the costs for municipalities to provide services to a vast rural area, and minimizes negative impacts on the environment. The effective use of land and resources includes promoting opportunities for redevelopment and intensification where appropriate (e.g., where there are opportunities and appropriate levels of servicing).

The Provincial Policy Statement, 2014 recognizes that development will not happen in the same way or at the same rate in all parts of Ontario. At the same time, these basic planning policies are relevant to all areas of Ontario and help maximize existing public expenditures in infrastructure and services.

### **What's new in the Provincial Policy Statement, 2014?**

Regional diversity continues to shape the implementation of provincial priorities. As a result the Provincial Policy Statement, 2014 clarifies that:

- municipalities determine **appropriate locations** for intensification (policy 1.1.3.3);
- intensification targets are **set by municipalities based on local conditions** (unless set by provincial plan) (policy 1.1.3.5); and
- level of detail required for a comprehensive review should correspond with complexity and scale of proposal (definition of “comprehensive review”).

### **What is a Rural Settlement Area?**

The Provincial Policy Statement, 2014 defines “settlement areas” as urban areas and rural settlement areas within municipalities. These are the cities, towns, villages and hamlets that act as the centre of economic activity for the surrounding area. They typically provide a mix of uses and services to their residents and those of surrounding areas. They also play a primary role in providing housing for residents in the area. These are designated in a municipal official plan.

The term “rural settlement areas” is not defined in the Provincial Policy Statement, 2014. It would be difficult for the province to distinguish between urban and rural settlement areas in a way that would be

meaningful and accurate for all Ontario communities. The use of population thresholds, density thresholds or other tools by the province to distinguish between urban and rural settlement areas would be very challenging. Individual communities are in the best position to identify whether they are urban or rural settlement areas.

Some considerations for distinguishing between urban and rural settlement areas include:

- character;
- population;
- range of services and amenities;
- land use patterns and density;
- economic activity;
- types of housing; and
- community vision and goals.

#### **Key PPS Definition**

**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.

#### **Ability to Reflect Local Circumstances**

Municipalities are key to the implementation of the Provincial Policy Statement, 2014 through their official plans and zoning by-laws, and their decisions on development applications. The Provincial Policy Statement, 2014 has been designed to be easier to implement in a local planning context. The following sections provide examples of some policy directions that provide flexibility for rural Ontario communities to reflect their local circumstances.

#### **Housing Types (policy 1.4)**

The principle of providing a mix and range of housing helps communities to ensure that housing needs of all Ontarians are met. The Provincial Policy Statement, 2014 requires that planning authorities provide for the mix and range of housing types necessary to meet current and future needs (policy 1.4.3). In larger municipalities, this can be accomplished by permitting several different types of housing including semi-detached dwellings, second units and more intensified development. In rural municipalities opportunities to provide a range and mix of housing types may be more limited due to servicing constraints and different development pressures. While the provision of a mix and range of housing types appropriate to a community's needs may differ, each municipality must still ensure that it has housing choices that provide for the needs and incomes of its current and future residents.



The Provincial Policy Statement, 2014 is designed so that when implemented, planning documents will create an environment in which the desired outcomes can be met: i.e., they will create the opportunity for a mix and range of housing types to be built. The government recognizes that land use planning alone cannot ensure that housing will actually be built since this is also determined by market conditions and other factors.

### **Did You Know?**

Following the release of the Long-Term Affordable Housing Strategy in 2010, the *Housing Services Act, 2011* required that the province's 47 Service Managers, including District Social Services Administration Boards, prepare local housing and homelessness plans by January 1, 2014. The *Housing Services Act, 2011* requires that local plans have a ten-year planning horizon and be reviewed at least every five years, and reflect the provincial interests listed in the Act and further outlined in the Ontario Housing Policy Statement.

The Ontario Housing Policy Statement was issued for the purpose of guiding Service Managers in the preparation of their housing and homelessness plans on matters of provincial interest. For more information please visit [www.mah.gov.on.ca/AssetFactory.aspx?did=9262](http://www.mah.gov.on.ca/AssetFactory.aspx?did=9262).

### **Intensification (policy 1.1.3)**

The principle of intensification helps support the efficient use of public investment in existing infrastructure such as roads, and municipal water and sewage infrastructure. Intensification can be achieved in a variety of forms in different communities. It is one way of bringing more people to certain areas of a community, such as a downtown area, main street or community centre, to further support a community's social vibrancy and economic sustainability.

The Provincial Policy Statement, 2014 requires planning authorities to identify appropriate locations and promote opportunities for intensification (policy 1.1.3.3), and to establish minimum targets for intensification based on local conditions (policy 1.1.3.5). Municipalities across Ontario are promoting intensification in a variety of ways. In small rural communities, it could take the form of allowing development on an infill lot for housing on pockets of undeveloped land within settlement areas, or repurposing a vacant or underutilized building. The reuse of brownfield lands in for new employment, mixed-use and residential developments in many older municipalities is yet another example of intensification.

#### **Key PPS Definition**

**Intensification:** 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.

These are the most visible examples of intensification. Municipalities are also permitting second units (e.g., basement apartments) in single-detached, semi-detached and row houses, and accommodating small-scale infill projects (e.g., townhouses or small-lot detached homes). These forms of intensification show that intensification can be accommodated in large urban centres, small towns, and rural communities.

When identifying appropriate locations for intensification, planning authorities should take into account the most efficient and sustainable use of existing infrastructure and consider public safety with respect to natural hazards as well as the compatibility of new development within the context and character of the existing community.

### **Did You Know?**

The Provincial Policy Statement, 2014 identifies the appropriate time horizon for land use planning as up to 20 years (policy 1.1.2). This means that municipalities can designate a supply of land to accommodate anticipated development for a time period of up to 20 years. This includes development both within settlement areas and rural areas.

Within settlement areas, municipalities should first look at meeting land requirements through opportunities for intensification, re-development and infill, followed by consideration of “greenfield” land, if needed. If a settlement area boundary expansion is needed to meet land requirements, it needs to be supported through a comprehensive review process.

### **Settlement Area Expansions (policy 1.1.3.8)**

The principle of using land already within the settlement areas to the fullest extent possible before expanding outwards helps protect resources and ensures effective and sustainable use of infrastructure. The Provincial Policy Statement, 2014 provides this direction while recognizing that settlement area boundary expansions — which are based on an evaluation through a comprehensive review process — may still be required.

It is important to examine factors such as the need for the expansion, capacity of planned or available infrastructure, alternative directions for growth which avoid prime agricultural areas or impact lower priority agricultural lands, and opportunities for redevelopment and intensification to determine if a proposed expansion is in the public interest. This is why the Provincial Policy Statement, 2014 promotes

#### **Key PPS Definition**

**Infrastructure:** 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.

local planning by linking boundary expansions to a comprehensive review that considers these factors (policy 1.1.3.8). It is also important to coordinate with other jurisdictions, agencies and boards and with Aboriginal communities (policies 1.2.1 and 1.2.2).

Rural settlement areas will often have smaller or less complex proposals for settlement area boundary expansions compared to urban settlement areas. The Provincial Policy Statement, 2014 recognizes that the studies needed to support small settlement area boundary expansions may be less complex than those required for large expansions, but the same factors as noted above apply with respect to a comprehensive review.

Overall, it is important for planning authorities to consider the full range of factors that contribute to creating healthy, sustainable communities prior to establishing the need for a settlement boundary expansion. Municipalities in the Greater Golden Horseshoe also need to fulfil Growth Plan requirements for a settlement area boundary expansion.

### **Key PPS Definition**

#### **Comprehensive review:**

A study carried out for the identification of settlement areas and the expansion of settlement area boundaries, for an official plan review which is initiated by a planning authority, or for an official plan amendment 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.

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.

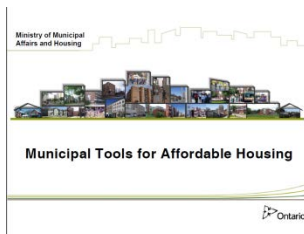
**PPS Fact or Fiction?:** The Provincial Policy Statement, 2014 does not allow development to occur without a comprehensive review. **FICTION**

**In Fact:** A comprehensive review is required in three situations:

- the identification of new settlement areas and the expansion of settlement area boundaries;
- the conversion of lands within employment areas to non-employment uses; and
- within territory without municipal organization adjacent to or surrounding municipalities, where a development is not related to the management or use of resources, or is not a resource-based recreational use.

If a proposed development does not fit one of these three situations a comprehensive review is not required.

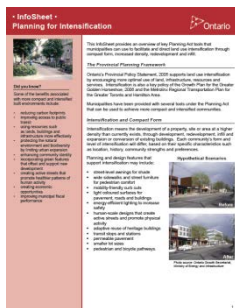
## Additional Resources



### Municipal Tools for Affordable Housing Handbook

This handbook identifies a range of land-use planning and financial tools that municipalities can use to support the development of affordable housing options within their communities.

[www.mah.gov.on.ca/AssetFactory.aspx?did=9270](http://www.mah.gov.on.ca/AssetFactory.aspx?did=9270)



### Planning for Intensification InfoSheet

This InfoSheet provides an overview of key *Planning Act* tools that municipalities can use to facilitate and direct land use intensification.

[www.mah.gov.on.ca/Page6853.aspx](http://www.mah.gov.on.ca/Page6853.aspx)



### Comprehensive Review InfoSheet

This InfoSheet helps participants in the land-use planning process understand the comprehensive review policies of the Provincial Policy Statement.

[www.mah.gov.on.ca/Page4931.aspx](http://www.mah.gov.on.ca/Page4931.aspx)

## Infrastructure: Sewage and Water

### Policy 1.6.6

Providing municipal water and sewage infrastructure to new development helps ensure the protection of human health and the natural environment, in particular water quality and quantity. The Provincial Policy Statement, 2014 provides a hierarchy for planning sewage and water services, with strong preference given to municipal sewage services and municipal water services, particularly in settlement areas. However, the Provincial Policy Statement, 2014 recognizes that, where no municipal services are available, limited development that relies on private communal sewage and water services or individual on-site sewage and water services may be permitted, in appropriate circumstances.

#### What's new in the Provincial Policy Statement, 2014?

The Provincial Policy Statement, 2014 has been clarified to permit infilling and minor rounding out of existing development in settlement areas on individual on-site sewer and water systems (i.e., septic tanks and wells) where full municipal or communal services do not exist, provided there are no associated negative impacts (policy 1.6.6.4).

**PPS Fact or Fiction?:** The Provincial Policy Statement, 2014 does not allow settlement areas without full municipal sewage and water services to have any growth or development. **FICTION**

**In Fact:** The Provincial Policy Statement, 2014 provides flexibility for planning authorities to allow some growth and economic development in settlement areas without full municipal or communal sewer and water services. In order to protect public health and the environment, proponents of development need to demonstrate that there will be no negative impacts associated with the provision of individual on-site services before the development can proceed.

The appropriate environmental studies that may need to be completed to demonstrate “no negative impacts” include, but are not limited to, hydrogeological assessments and water quality impact assessments, in accordance with provincial standards.

#### Related Tools

To assist in achieving growth management and environmental objectives, planning authorities, particularly those with existing municipal systems, are encouraged to plan for sewage and water services by preparing integrated, long term sewage and water master plans which link a community's growth and development objectives with servicing considerations. These plans can be important tools in determining the most appropriate type of servicing for a particular community.

# Agriculture

## Policy 2.3

Agriculture plays a significant role in the province's economy, and supports environmental health and social well-being. Ontario's rich farmlands grow the foods we all enjoy — more than 200 agricultural commodities. In addition to food, the farmlands also produce the raw materials we need for our developing bioeconomy. Less than six per cent of the province is considered prime agricultural land, but not all this land is available for farming and may be constrained by existing non-agricultural uses or natural heritage features.

Generally, the most productive agricultural lands in the province are located near the highest concentrations of people. There is great pressure to develop or fragment prime agricultural areas for other uses through sprawl, land severances and the introduction of non-agricultural uses. Once these lands are lost to non-agricultural development, they rarely return to agricultural use. Protection of prime agricultural areas from competing and incompatible uses will maintain future options for agriculture and food, allow farmers to carry on their operations with minimal disruption, and create opportunities for efficiencies of production needed in today's economic climate.

The Provincial Policy Statement, 2014 provides direction to protect prime agricultural areas for long-term use for agriculture. Many of the key policies for prime agricultural areas outlined in the Provincial Policy Statement, 2005 have been continued. For example, policy direction related to specialty crop areas, lot creation, normal farm practices, and minimum distance separation formulae remain largely unchanged.





## What's new in the Provincial Policy Statement, 2014?

Recognizing the importance of agriculture to the rural economy, changes to the agricultural policies of the Provincial Policy Statement, 2014 include:

- a new requirement to designate prime agricultural areas in planning documents (policy 2.3.2);
- recognition and support for agricultural uses in rural areas outside of prime agricultural areas (policy 1.1.5.7 and 1.1.5.8), and for the agri-food sector and local food interests (policy 1.7.1 h);
- clarifying the range and scope of uses permitted on the farm; and
- adding flexibility on the scope and size of agriculture-related uses that serve the broader farm community.

Other requirements, such as ensuring appropriate sewage and water services and compatibility with surrounding agricultural operations, still apply, as do the remaining policies of the Provincial Policy Statement, 2014.

The Ministry of Agriculture and Food and the Ministry of Rural Affairs will be working to develop additional guidance on permitted uses in prime agricultural areas to assist municipalities to develop appropriate policies in keeping with the requirements of the Provincial Policy Statement, 2014, while recognizing that agricultural communities and needs vary across rural Ontario.

**PPS Fact or Fiction?:** The Provincial Policy Statement, 2014 does not permit the siting of institutional uses that serve communities in prime agricultural areas that rely on horse-drawn transportation. **FICTION**

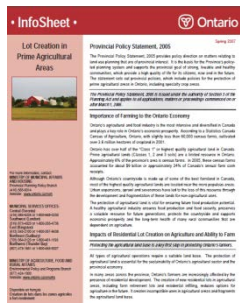
**In Fact:** The Provincial Policy Statement, 2014 provides a process and a set of criteria that must be met in order to allow limited non-residential uses to be considered within prime agricultural areas (policy 2.3.6). These criteria include: demonstration of need, consideration of reasonable alternative locations which avoid prime agricultural areas, or impact lower priority agricultural land, and meeting the requirements of the minimum distance separation formulae. In considering alternative locations, municipalities should consider that communities using horse and buggy have limited ability to travel over long distances.



**PPS Fact or Fiction?:** The Provincial Policy Statement, 2014 does not allow cemeteries in prime agricultural areas. **FICTION**

**In Fact:** The Provincial Policy Statement, 2014 recognizes cemeteries as an important component of healthy communities (policy 1.1.1 b) and clarifies that cemeteries are a permitted use on rural lands (policy 1.1.5.2). The Provincial Policy Statement, 2014 has a provision to permit limited non-residential uses, such as cemeteries, within prime agricultural areas only if a set of criteria can be met (policy 2.3.6). These criteria include: demonstration of need; the proposed site is not in a specialty crop area; consideration of reasonable alternative locations that avoid prime agricultural areas or impact lower priority agricultural land; and meeting the requirements of the minimum distance separation formulae.

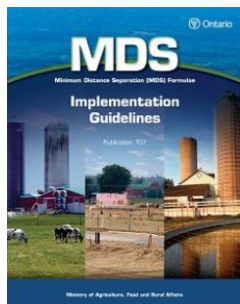
## Additional Resources



### **Lot Creation in Prime Agricultural Areas InfoSheet**

An overview of Provincial Policy Statement, 2005 policies for the protection of prime agricultural lands and policies for lot creation in prime agricultural areas.

[www.mah.gov.on.ca/Page4723.aspx](http://www.mah.gov.on.ca/Page4723.aspx)



### **Minimum Distance Separation (MDS) Formulae**

A land use planning tool that determines a recommended separation distance between a livestock barn or manure storage and another land use.

[www.omafra.gov.on.ca/english/landuse/mds.htm](http://www.omafra.gov.on.ca/english/landuse/mds.htm)

The Ministry of Agriculture and Food and the Ministry of Rural Affairs will be working to develop a variety of guidelines to assist municipalities in developing appropriate policies that keep with the requirements of the Provincial Policy Statement, while recognizing that agricultural communities and needs vary across rural Ontario.

# Natural Heritage

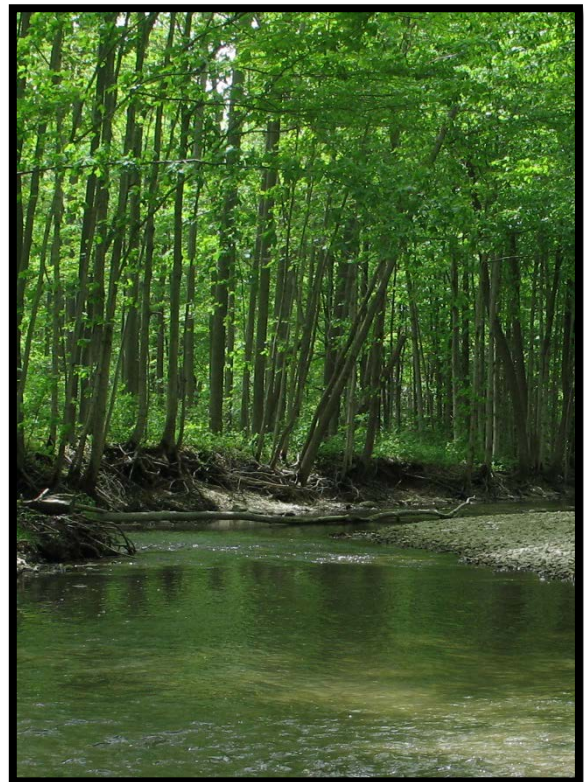
## Policy 2.1

The Provincial Policy Statement, 2014 aims to protect our environment through policies that safeguard, enhance, and mitigate potential impacts to our natural heritage features and areas, while reflecting geographic variation. The Provincial Policy Statement, 2014 provides clear direction to protect our water, woodlands, wetlands, coastal wetlands, and endangered and threatened species habitat, and recognizes the need for the most protection in areas of the province with the greatest development pressures.

### **What's new in the Provincial Policy Statement, 2014?**

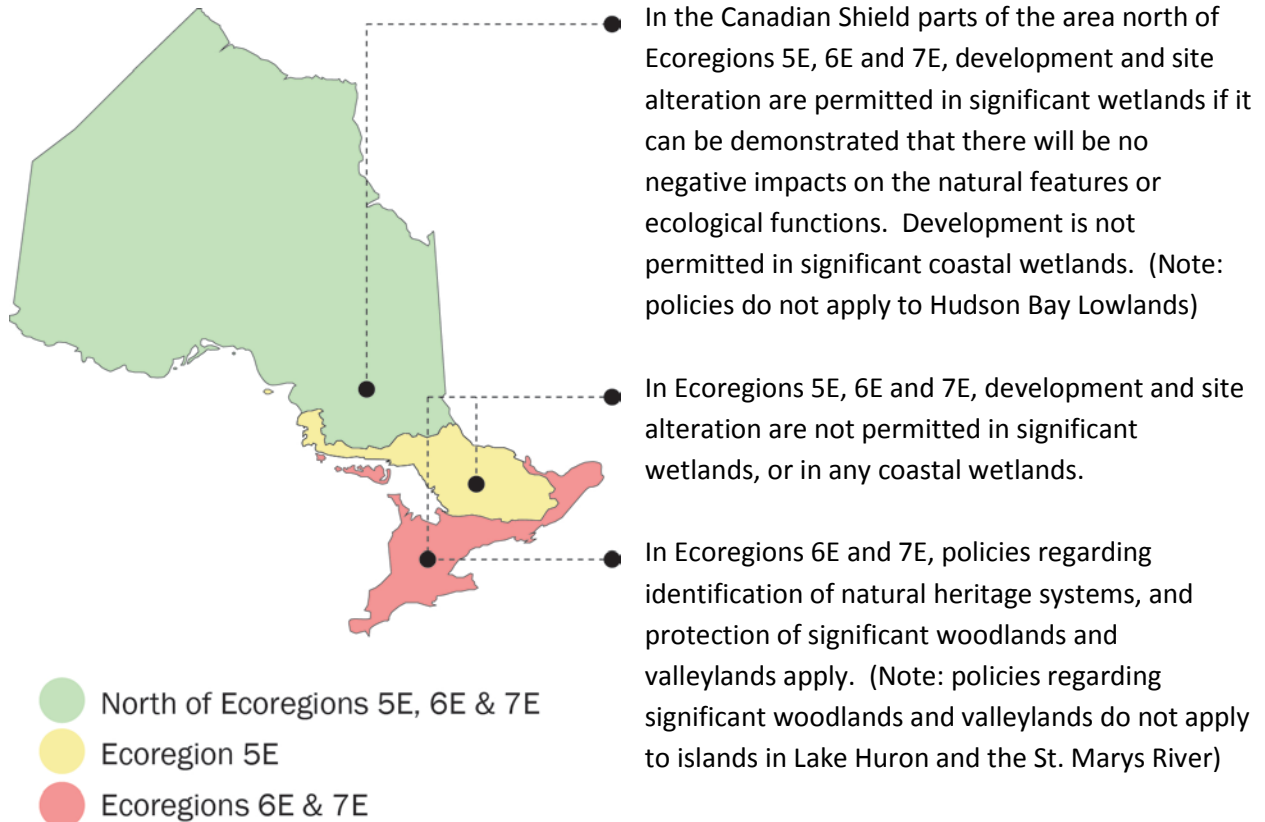
To reflect the contribution natural heritage features and areas make to Ontario's long term economic prosperity, environmental health, and social well-being, the Provincial Policy Statement, 2014:

- requires identification of natural heritage systems in southern Ontario (policy 2.1.3);
- protects all Great Lakes coastal wetlands in southern Ontario that are not already protected as significant coastal wetlands (policy 2.1.5 f); and
- aligns the treatment of the habitat of endangered and threatened species under the Provincial Policy Statement with the requirements of the *Endangered Species Act, 2007* (policy 2.1.7).



### Reflecting Regional Variation (policy 2.1)

Wetlands, woodlands and valleylands are afforded different levels of protection depending on where they are located in the province (policy 2.1).



For more detailed mapping please see Section 5.0 of the Provincial Policy Statement, 2014.

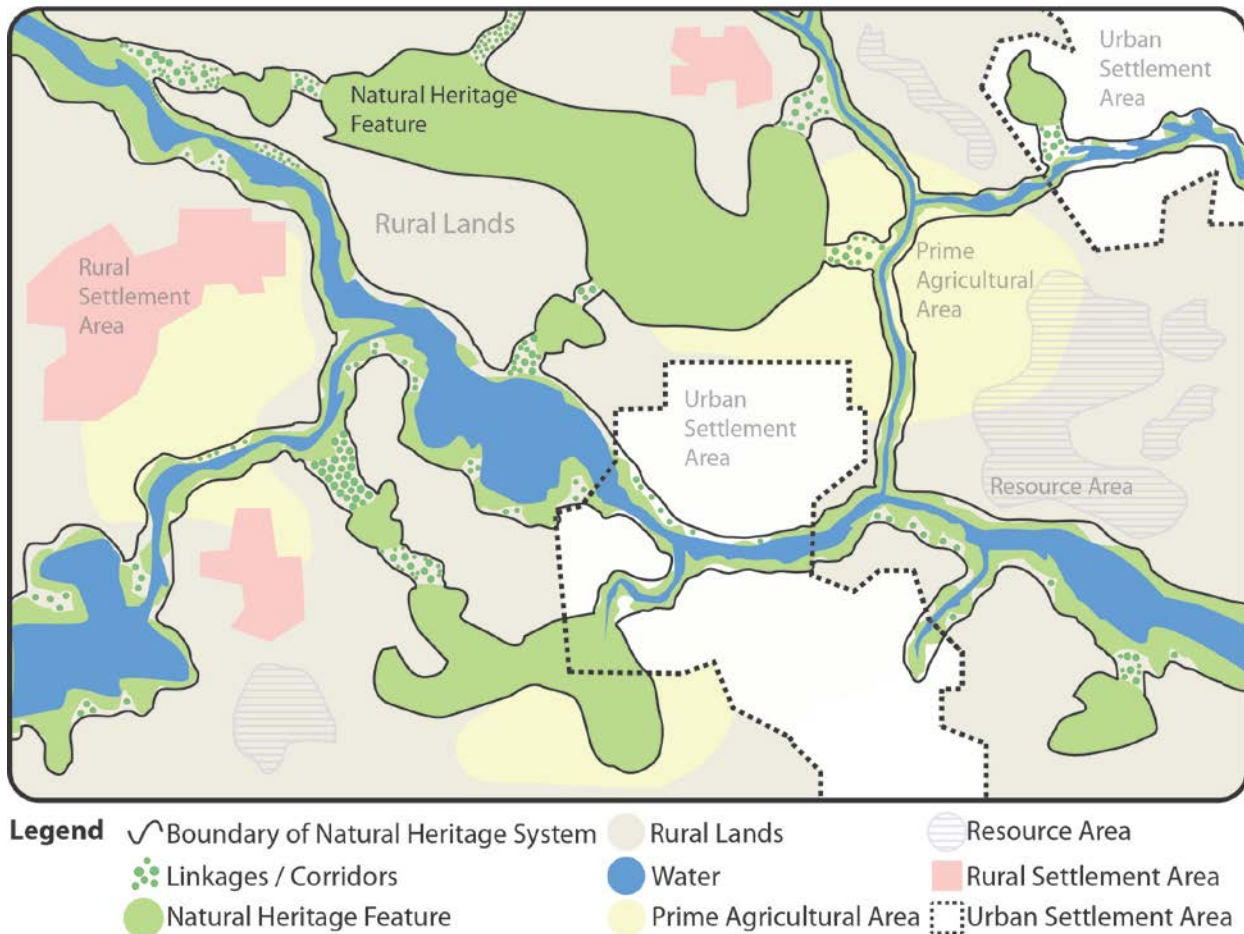
**PPS Fact or Fiction?:** If the province has no data on a specific natural heritage feature it is not considered to be significant. **FICTION**

**In Fact:** The Provincial Policy Statement, 2014 now clarifies that evaluation of some natural heritage features and resources, such as wetlands, may be required before development may be allowed (policy 4.7). This work is routinely required as part of the development approval process and this requirement is emphasized for clarity. The province supports the evaluation of these features by providing data (e.g., spatial wetlands data in Land Information Ontario) and guidance (e.g., Natural Heritage Reference Manual), but evaluations may need to be undertaken by development proponents to justify a proposed development. Some natural features have procedures or criteria in place to determine significance. For example, wetland significance is determined by trained evaluators using the Ontario Wetland Evaluation System. These features should be evaluated early in the development application process when it is more reasonable for proponents to adjust their proposals to protect the features, if required.

### Natural Heritage Systems (policy 2.1.3)

The Provincial Policy Statement, 2014 now requires the identification of natural heritage systems in Ecoregions 6E and 7E. It recognizes that these systems may differ in different landscape contexts such as settlement areas, rural areas and prime agricultural areas (policy 2.1.3). A natural heritage system is an ecologically-based system of natural areas and linkages that provides continuity of ecological and hydrological functions over a larger geographic area than individual natural heritage features, and enables the movement of species. Natural heritage systems typically incorporate natural features, functions and linkages (also referred to as “corridors”) as component parts within them and across the landscape. Identifying these systems is required only in southern Ontario, where development pressures are greatest and patterns of growth and development have led to many small and isolated natural heritage features.

**Figure 2 – Natural Heritage System**



The Ministry of Natural Resources' Natural Heritage Reference Manual describes the key components of natural heritage systems and the ecological functions to be allowed for when planning for natural heritage systems. The manual provides a simple tool in the form of a checklist of important considerations in this regard.

#### **Key PPS Definition**

**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 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.

**PPS Fact or Fiction?:** Working agricultural landscapes, such as a maple sugar bush or a pasture used for grazing cattle, cannot be part of a natural heritage system. **FICTION**

**In Fact:** The definition of “natural heritage system” emphasizes the connectivity between natural heritage features and areas and the natural linkages that exist on the landscape between these features. Working agricultural landscapes such as a maple sugar bush or a pasture used for grazing cattle could be considered parts of a natural heritage system, as well as a prime agricultural area. The incorporation of such landscapes into a natural heritage system would not limit the ability of the agricultural uses to continue.

#### **Endangered and Threatened Species Habitat (policy 2.1.7)**

The protection of endangered and threatened species habitat, especially habitat used for reproduction or for survival at critical points in the life cycle, is fundamental to achieving the recovery of these species in Ontario.

The Provincial Policy Statement, 2014 aligns the protection of habitat of endangered and threatened species with the requirements of the *Endangered Species Act, 2007*. This includes approaches for habitat protection and management established in associated regulations and policy. The Provincial Policy Statement, 2014 enables commitments or permits that are in accordance with the *Endangered Species Act, 2007* to be taken into account when decision-makers determine whether a development proposal would be consistent with the policies.

The Ministry of Natural Resources can be contacted for information regarding endangered and threatened species early in the planning process. For more information please visit [www.mnr.gov.on.ca](http://www.mnr.gov.on.ca).

## Wetlands and Coastal Wetlands (policy 2.1)

Wetlands perform important ecological and hydrological functions, including groundwater recharge, flood attenuation, nutrient and sediment filtering, mitigation of surface water flow, provision of foraging, breeding and overwintering habitat for a range of species, and carbon storage.

Wetlands are important habitats that form the interface between aquatic and terrestrial systems. While all wetlands are important and may be evaluated as significant using the Ontario Wetland Evaluation System (OWES), Ontario recognizes that coastal wetlands have special importance. Coastal wetlands are associated with the Great Lakes and provide continentally important habitat for migratory birds such as waterfowl, and many of Ontario's Great Lakes fish species.



Provincially significant coastal wetlands (wetlands along the Great Lakes or their connecting channels) are protected in southern and northern Ontario. In recognition of the importance of coastal wetlands, the Provincial Policy Statement, 2014 now requires protection of all Great Lakes coastal wetlands in Ecoregions 5E, 6E and 7E (policy 2.1.5 f); not just those that are identified as significant using the Ontario Wetland Evaluation System. Under the new policy, development and site alteration are not permitted in any non-provincially significant coastal wetland in Ecoregions 5E, 6E and 7E unless it has been demonstrated that there will be no negative impacts on the wetlands or their ecological functions. Protection of all *significant* coastal wetlands in the province is retained.



### **Key PPS Definition**

#### **Significant:**

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

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

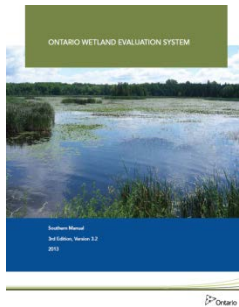
## **Additional Resources**



### **Natural Heritage Reference Manual**

Represents the province's recommended technical criteria and approaches for protecting natural heritage features and areas, and natural heritage systems in Ontario in a manner consistent with the Provincial Policy Statement.

[www.mnr.gov.on.ca/en/Business/LUEPS/Publication/249081.html](http://www.mnr.gov.on.ca/en/Business/LUEPS/Publication/249081.html)



### **Ontario Wetland Evaluation System**

Technical guidance documents for southern and northern Ontario that use scientific criteria to quantify wetland values and enable comparisons among wetlands.

[www.mnr.gov.on.ca/en/Business/Biodiversity/2ColumnSubPage/STDPROD\\_068974.html](http://www.mnr.gov.on.ca/en/Business/Biodiversity/2ColumnSubPage/STDPROD_068974.html)



# Water

## Policies 2.2 and 4.13

Water provides economic and social benefits and is the foundation for healthy and diverse ecosystems and communities. It is used by humans for drinking and by industry to support our economy. It also supports ecological processes including aquatic life and aquatic ecosystems. The Provincial Policy Statement, 2014 provides clear direction to protect our water.

### **What's new in the Provincial Policy Statement, 2014?**

New policies have been added to the water section and other parts of the Provincial Policy Statement, 2014 in an effort to better manage our water resources, for example:

- supporting consideration of cumulative impacts on a watershed basis (policy 2.2.1 a);
- ensuring consideration of environmental lake capacity where applicable (policy 2.2.1 g);
- requiring identification of surface water features, including shoreline areas (policy 2.2.1 c); and
- recognizing the importance of the Great Lakes to Ontario's long-term prosperity, environmental health and social well-being (policy 4.13).

### **Great Lakes (policy 4.13)**

Among the fresh water resources in the province, the Great Lakes are particularly important, providing a source of fresh drinking water to most Ontarians. The Great Lakes are the largest system of fresh surface water on Earth, containing roughly 20 per cent of the world's fresh surface water.

Ontario's land use planning framework aligns with many goals and objectives of the province's efforts to improve, restore and protect the Great Lakes. The Provincial Policy Statement, 2014 recognizes the importance of the Great Lakes, including a policy that is intended to ensure that planning authorities consider agreements related to the protection and restoration of the Great Lakes-St. Lawrence River Basin (policy 4.13). 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.



### **Drinking Water (policy 2.2.1)**

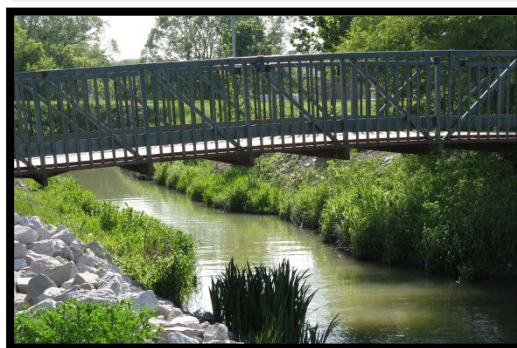
In rural areas, sources of drinking water can come from surface water features or groundwater aquifers and these sources are vulnerable to contamination or depletion. Drinking-water wells and intakes can serve individual homes, cluster of homes, or even entire rural settlement areas. In many rural communities across the province, sources of drinking water have been mapped in a local assessment report, as required under the *Clean Water Act, 2006*. The systems included in the assessment reports provide water to 90 per cent of the population of Ontario and align with the definition of “designated vulnerable areas” for the purpose of policy 2.2.1 e of the Provincial Policy Statement, 2014.

Municipalities can rely on the mapping of these vulnerable areas as they plan their communities and direct development in order to satisfy their obligations to protect sources of drinking water under the Provincial Policy Statement, 2014.

### **Shorelines (policy 2.2.1)**

Healthy shorelines provide a range of social, economic and environmental benefits. They help to control surface run-off and erosion, and filter associated nutrients and harmful pollutants, thereby protecting water quality. Healthy shorelines also help regulate temperature and microclimate, screen noise and wind, preserve the aesthetic appeal of the landscape, and provide many other cultural, social and economic benefits through recreation and tourism. They also help to protect a rich biodiversity of aquatic and terrestrial habitat and species at the land-water interface. Healthy shorelines can also attract people to live in and visit rural Ontario.

Healthy shorelines can be threatened by activities such as removal of natural vegetation, hardening and alteration, and cumulative development that can increase stormwater runoff, sedimentation, pollutant loading, and erosion, and ultimately degrade water quality and diminish habitat.



Revisions were made to the Provincial Policy Statement, 2014 to more explicitly recognize the importance of shoreline areas including a provision that they should be identified (e.g., in official plans) (policy 2.2.1 c). The intent of the change is to heighten awareness of shoreline areas in land use planning decision making and to protect sensitive shorelines as needed. In order to protect the water quality of lakes, applications for shoreline development may need to be supported with lake impact or lake capacity assessment reports.

### **Lake Capacity (policy 2.2.1)**

Progressive development around the shoreline of a lake, such as cottage development, year round residences, camps, and marinas, can contribute to changes in water quality. Activities such as development and redevelopment, vegetation clearing, hardening of surfaces, and fertilizer use can result in erosion and overland runoff that contributes phosphorus to lakes. Septic systems associated with most shoreline development also contribute phosphorus and other pollutants to inland lake systems. High levels of phosphorus in lake water promotes eutrophication and excessive plant and algae growth, resulting in loss of water clarity, depletion of dissolved oxygen, and a loss of habitat for species of coldwater fish such as lake trout. Revisions were made to the Provincial Policy Statement, 2014 to ensure consideration of “environmental lake capacity” in an effort to protect water quality (policy 2.2.1 g).

The Lakeshore Capacity Assessment Handbook was developed as a tool to help protect the water quality of Ontario’s Precambrian Shield inland lakes by preventing excessive development along shorelines. The lakeshore capacity assessment model can be used to predict the level of development that can be sustained without exhibiting any adverse effects related to high phosphorus levels. Limiting phosphorus loading also contributes to the protection of coldwater fish habitat in these lakes. The Lakeshore Capacity Assessment Handbook also contains Best Management Practices for all development on shorelines.



**PPS Fact or Fiction?:** Lakes can sustain unlimited growth and development around them.

**FICTION**

**In Fact:** The protection, improvement, and restoration of water quality and quantity is an important goal of the Provincial Policy Statement, 2014. When considering sustainable limits of development along shorelines, including in rural areas, planning authorities should consider all of the relevant policies in the Provincial Policy Statement, 2014, which range from integrated, long-term planning at the watershed scale to ensuring consideration of environmental lake capacity, where applicable.

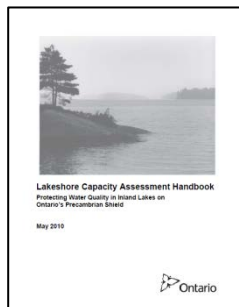
## **Additional Resources**



### **Ontario's Great Lakes Strategy**

The Strategy explains efforts to protect, conserve and restore the Great Lakes. It will be used for ongoing protection work as a foundation to map out goals and principles to guide future work and actions under each goal.

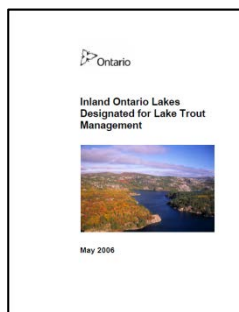
[www.ene.gov.on.ca/environment/en/resources/STDPROD\\_101828.html](http://www.ene.gov.on.ca/environment/en/resources/STDPROD_101828.html)



### **Lakeshore Capacity Assessment Handbook**

This document provides guidance to municipalities and other stakeholders responsible for the management of development along the shorelines of Ontario's inland lakes within the Precambrian Shield.

[www.ene.gov.on.ca/environment/en/resources/STD01\\_078836.html](http://www.ene.gov.on.ca/environment/en/resources/STD01_078836.html)



### **Inland Ontario Lakes Designated for Lake Trout Management**

This report lists the inland Ontario lakes (exclusive of the Great Lakes) that are currently designated for lake trout management.

[www.mnr.gov.on.ca/stdprodconsume/groups/lr/@mnr/@letsfish/documents/document/256676.pdf](http://www.mnr.gov.on.ca/stdprodconsume/groups/lr/@mnr/@letsfish/documents/document/256676.pdf)

# Minerals and Petroleum, and Mineral Aggregate Resources

## Policies 2.4 and 2.5

Minerals and petroleum, and mineral aggregate resources are vital to Ontario's economy. The locations of these resources are fixed by nature and can be mined only where they occur (recognizing that technological approaches, such as horizontal drilling for petroleum resources, provide flexibility in the location of a surface drilling location). Some resources are more common in the north (e.g., precious metals) while others are particular to the south (e.g., petroleum).

To ensure future availability, Ontario's mineral, petroleum and mineral aggregate resources should be accessible and capable of being developed. Protection of these resources does not mean preserving them forever, but rather supporting or promoting their long-term availability by avoiding situations that could sterilize the resource and prevent its extraction.

### **Ministries with Responsibilities for Mineral Aggregates, Minerals and Petroleum**

The Provincial Policy Statement, 2014 applies to mineral aggregates, minerals and petroleum. The Ministry of Natural Resources has the provincial mandate for mineral aggregate and petroleum resources and administers the *Aggregate Resources Act* and the *Oil, Gas and Salt Resources Act* and Part IV of the *Mining Act*. The Ministry of Northern Development and Mines is responsible for all other minerals and administers the *Mining Act* except for Part IV. The Ministry of Northern Development and Mines also undertakes inventories of mineral aggregate resources and publishes corresponding reports (Aggregate Resource Inventory Papers).



## What's new in the Provincial Policy Statement, 2014?

For minerals and petroleum resources and mineral aggregate resources, the Provincial Policy Statement, 2014 provides policy direction to protect these resources for long-term use, requires rehabilitation to accommodate subsequent land uses, and provides direction related to rehabilitation of extraction sites in prime agricultural areas. The Provincial Policy Statement, 2014 includes new or enhanced requirements for:

- identification of mineral aggregates, minerals and petroleum (policies 2.4.2.1, 2.4.2.2 and 2.5.1);
- conservation of mineral aggregate resources (policy 2.5.2.3); and
- rehabilitation of aggregate extraction sites in agricultural areas (policy 2.5.4.1).

### Identification of Mineral Aggregates, Minerals and Petroleum

The Provincial Policy Statement, 2014 includes new requirements for planning authorities to identify mineral mining operations and deposits, significant areas of mineral potential, petroleum operations and resources, and mineral aggregate deposits in their planning documents, where provincial information is available (referred to in the policies as known deposits or resources)(policies 2.4.2.1, 2.4.2.2 and 2.5.1). The intended outcome of this change is to support protection of the resources for long-term use.

### Mineral Aggregate Extraction in Prime Agricultural Areas

The policy direction for mineral aggregate extraction in prime agricultural areas is clarified and, in some areas, enhanced (policy 2.5.4.1). For mineral aggregate operations on prime agricultural lands, the new policies clarify the requirement to rehabilitate back to an agricultural condition, which is defined in the Provincial Policy Statement, 2014.

For speciality crop areas, the policies for rehabilitation have been strengthened to require that the same productivity, range, and where applicable, microclimate are restored (policy 2.5.4.1). In addition, the situations in speciality crop areas where rehabilitation back to an agricultural condition is not required has been limited to:

- areas where there is a **substantial quantity of high quality** material below the water table; and
- where the depth of extraction makes agricultural restoration unfeasible.

A definition of “high quality” has been added to the Provincial Policy Statement, 2014.

#### **Key PPS Definition**

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

### **Other Changes Concerning Mineral Aggregate Resources**

Other changes support the conservation of mineral aggregates resources and rehabilitation considerations by:

- promoting accessory aggregate recycling facilities at extraction sites (policy 2.5.2.3);
- encouraging comprehensive rehabilitation planning where there is a concentration of mineral aggregate operations (policy 2.5.3.2); and
- requiring rehabilitation to mitigate negative impacts to the extent possible (policy 2.5.3.1).



# Natural Hazards and Planning for Climate Change

## Policy 3.1

Climate change is a global issue: greenhouse gas emissions from human activities have an impact world-wide. Some greenhouse gases in our atmosphere exist naturally, but many human activities are causing significant increases, leading to rising global temperatures. Since 1948, average annual temperatures in Ontario have increased by 1.4°C, with warming projected to accelerate. The effects of climate change put human health and safety, our infrastructure, and our communities at risk. In Ontario, climate change impacts that are felt at local and regional scales include heavy rains, severe winds, heat waves, drought, and wildland fire.

Moving forward, all governments, including municipalities, need to respond to climate change impacts in order to reduce economic costs and potential environmental, social and health risks through actions that:

- **mitigate climate change** - actions that reduce greenhouse gas emissions that cause climate change, or enhance the storage of carbon in ecosystems; and
- **adapt to climate change** - actions that prepare for changes that are occurring, or are likely to occur, in the future.

### What's new in the Provincial Policy Statement, 2014?

The Provincial Policy Statement, 2014 includes new direction for planning authorities to:

- consider the potential impacts of climate change that may increase the risk associated with natural hazards (policy 3.1.3); and
- direct development away from areas of high to extreme risk of wildland fire unless the risk is mitigated (policy 3.1.8).

The impacts of climate change could include more extreme local weather events, which could, for example increase the risks of flooding, in the case of heavy rains; or wildland fires, in the case of prolonged drought. Policy 3.1.3 does not prescribe a process or focus on a specific outcome, recognizing that the science of climate change modelling is evolving.





### **Other Policies Regarding Climate Change**

Policies on climate change in the Provincial Policy Statement, 2014 are broader than those related to natural hazards. There is enhanced policy direction to ensure that communities are resilient to the impacts of climate change by:

- supporting land use and development patterns that reduce greenhouse gas emissions and adaptation to climate change (policy 1.8.1);
- encouraging green infrastructure (policy 1.6.2); and
- strengthening stormwater management requirements as important components of broader infrastructure planning (policy 1.6.6.7).

### **Role of Conservation Authorities**

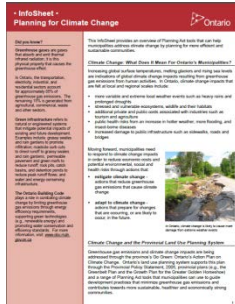
The Ministry of Natural Resources has delegated responsibility to conservation authorities to comment on municipal planning documents and applications under the *Planning Act* that are submitted to determine consistency with the natural hazards policies of the Provincial Policy Statement.

Conservation authorities are established in conjunction with the province to implement resource management programs. Throughout southern Ontario they have been established by municipalities with a common watershed. In northern Ontario, conservation authorities have been established by the larger municipalities, including the Cities of Thunder Bay, Sault Ste. Marie, Timmins, Sudbury and North Bay, and the province. Through the *Conservation Authorities Act*, administered by the Ministry of Natural Resources, conservation authorities implement a shared municipal/provincial program in natural hazards prevention to protect people from certain natural hazards within the authority's jurisdiction. Through Minister-approved regulations under the *Conservation Authorities Act*, conservation authorities regulate development as defined under the Act in areas prone to water-related hazards (shorelines, floodplains, wetlands, hazardous lands) for impacts to the control of the hazards (flooding, erosion, dynamic beaches, pollution, conservation of land) and for interfering with a watercourse or wetland.

Mapping of floodplains and other natural hazards may be provided by conservation authorities to the municipalities within the authority's jurisdiction. The Ministry of Natural Resources may provide this type of mapping where conservation authorities have not been established. However, such mapping is not available province-wide. The natural hazard policies in the Provincial Policy Statement, 2014 provide important direction in the absence of specific policies in provincial plans, or in the absence of mapping for these types of hazards.

## Additional Resources

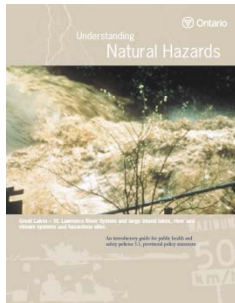
Technical guidance material on water-related natural hazards developed by the Ministry of Natural Resources to support the natural hazards policies dealing with flooding and erosion hazards has been available for many years and remains relevant. The Ministry of Natural Resources will be producing guidance material to support the policy for wildland fire (policy 3.1.8).



### InfoSheet: Planning for Climate Change

An overview of *Planning Act* tools that can help municipalities address climate change by planning for more efficient and sustainable communities.

[www.mah.gov.on.ca/AssetFactory.aspx?did=7234](http://www.mah.gov.on.ca/AssetFactory.aspx?did=7234)



### Understanding Natural Hazards

Technical guidance on water related natural hazards.

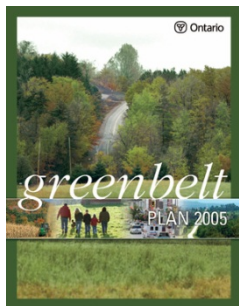
[www.mnr.gov.on.ca/en/Business/Water/Publication/MNR\\_E002317P.html](http://www.mnr.gov.on.ca/en/Business/Water/Publication/MNR_E002317P.html)

# Provincial Plans

## Policy 4.12

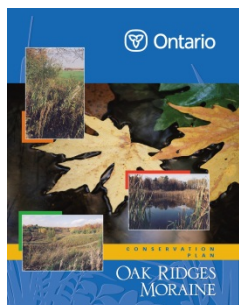
Provincial plans build upon the policy foundation provided by the Provincial Policy Statement. They provide land use planning policies that address issues facing specific geographic areas in Ontario.

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.



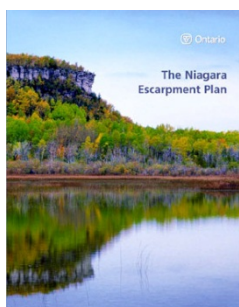
### **The Greenbelt Plan**

Protects approximately 1.8 million acres of environmentally sensitive and agricultural land around the Greater Golden Horseshoe from urban development as well as supports a wide range of recreational, tourism and cultural opportunities. It includes the Oak Ridges Moraine, the Niagara Escarpment and land known as Protected Countryside that lies at the heart of the Greater Golden Horseshoe.



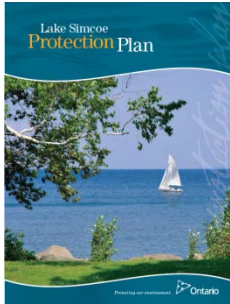
### **Oak Ridges Moraine Conservation Plan**

An ecologically based plan established by the Ontario government to provide land use and resource management direction for the 190,000 hectares of land and water within the Moraine.



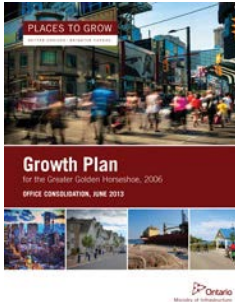
### **The Niagara Escarpment Plan**

The Plan guides development in the area of the Niagara Escarpment. It is Canada's first large-scale environmental land use plan. It provides for the maintenance of the Niagara Escarpment and land in its vicinity as, substantially, a continuous natural environment, and ensures that only development compatible with that natural environment occurs.



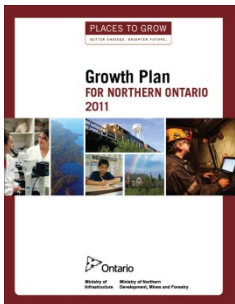
### **Lake Simcoe Protection Plan**

A legislated watershed based plan that aims to protect, improve or restore key elements that contribute to the ecological health of the Lake Simcoe watershed by restoring the health of cold water fisheries, improving and maintaining water quality, reducing phosphorus loadings to the lake and protecting and rehabilitating important natural areas, such as shorelines.



### **The Growth Plan for the Greater Golden Horseshoe**

Created to better manage growth in the Greater Golden Horseshoe by creating compact, complete communities that support a strong economy and efficiently use land and infrastructure; and to protect agricultural land and natural areas.



### **The Growth Plan for Northern Ontario**

Aims to strengthen the economy of the North by providing a framework for decision-making and investments by both the province and local governments.

## For More Information

### Ministry of Municipal Affairs and Housing

Web site: [www.ontario.ca/mah](http://www.ontario.ca/mah)

### Provincial Planning Policy Branch

777 Bay Street, 13th Floor

Toronto M5G 2E5

(416) 585-6014

### Municipal Services Offices

For information and assistance, contact one of the Ministry of Municipal Affairs and Housing's five Municipal Services Offices or visit the Ontario Regional Area Municipal Portal:

[www.mah.gov.on.ca/OnRamp](http://www.mah.gov.on.ca/OnRamp)

### Central (Toronto)

777 Bay Street, 2nd Floor

Toronto M5G 2E5

(416) 585-6226 or 1-800-668-0230

### Western (London)

659 Exeter Road, 2nd floor

London N6E 1L3

(519) 873-4020 or 1-800-265-4736

### Eastern (Kingston)

8 Estate Lane, Rockwood House

Kingston K7M 9A8

(613) 545-2100 or 1-800-267-9438

### Northern (Sudbury)

159 Cedar Street, Suite 401

Sudbury P3E 6A5

(705) 564-0120 or 1-800-461-1193

### Northern (Thunder Bay)

435 James Street South, Suite 223

Thunder Bay P7E 6S7

(807) 475-1651 or 1-800-465-5027

## Appendix:

### Provincial Policy Statement, 2014 Applied – Practical Scenarios

The analysis of the scenarios in this section is focused on only some of the key policies in the Provincial Policy Statement, 2014 that may be relevant to the proposals. In reality, each proposal would be unique and a more thorough planning analysis would be required based in part on local context and information to assess whether the proposal is consistent with the policy direction in the Provincial Policy Statement, 2014. In many instances, more detailed information would be required to undertake a complete and thorough planning analysis. The focus on only some of the key Provincial Policy Statement, 2014 policies in this section is designed to highlight certain key policies and provide a sample of some planning considerations that would need to be assessed. It was necessary to avoid significant detail to ensure the scenarios and the analysis were not overly long and complicated. Other policies, plans, and legislation may also apply to the scenarios depending on where they are located within Ontario.

## Scenario 1: Permitted Uses in Rural Areas

**A farmer would like to set up a landscaping side business on his farm, including a home office and a building to store his landscaping equipment (e.g., lawn mowers, vehicles and other equipment). The farmer was unable to find a suitable lot in the nearby settlement area that would accommodate his side business. Is this development permitted under the Provincial Policy Statement, 2014?**

There are a number of considerations, including the property's characteristics and location, that are influential in determining whether this development is appropriate and permissible. One of the main considerations would be if the farm is in a prime agricultural area or on rural lands. Generally, the Provincial Policy Statement, 2014 does not prohibit the introduction of a landscaping warehouse and office on rural lands. If the farm is located in a prime agricultural area, there would be more issues to consider.

The municipal official plan and zoning by-law are also critical in determining whether the proposed development can be permitted.

### **The Role of the Provincial Policy Statement, 2014**

The Provincial Policy Statement, 2014 provides direction that permits certain development on rural lands (i.e., lands outside prime agricultural areas and settlement areas), including home industries (policy 1.1.5.2), provided the development meets specified criteria. For example the development must avoid the need for the unjustified and/or uneconomical expansion of infrastructure (policy 1.1.5.5), is compatible with local land uses in order to prevent or mitigate adverse effects (policy 1.2.6.1) and does not conflict with other policies of the Provincial Policy Statement, 2014. Planning authorities should also promote development that can be sustained by rural service levels and is compatible with the rural landscape (policy 1.1.5.4). On rural lands, opportunities for new or expanding land uses that require separation from other uses should be retained (policy 1.1.5.6), while protecting agricultural and other resource-related uses from development that may constrain these uses (policy 1.1.5.7).

The Provincial Policy Statement, 2014 policies are designed to protect prime agricultural areas for long-term use by agriculture by requiring the designation of these prime agricultural areas in the official plan, identifying permitted uses allowed in these areas, and addressing the limited circumstances in which these areas can be used for non-agricultural purposes. Regarding permitted uses in prime agricultural areas, the Provincial Policy Statement, 2014 provides that:

- agricultural uses, agriculture-related uses and on-farm diversified uses are permitted (policy 2.3.3.1). These uses are defined in the Provincial Policy Statement, 2014;
- all types, sizes and intensities of agricultural uses and normal farm practices are promoted and protected in accordance with provincial standards (policy 2.3.3.2); and
- new land uses, including the creation of lots and new or expanding livestock facilities shall comply with the minimum distance separation formulae (policy 2.3.3.3).

In prime agricultural areas, the Provincial Policy Statement, 2014 permits on-farm diversified uses which are secondary to the principal agricultural use of the property and are limited in scale/area. These may include home occupations and home industries that support the agricultural economy. The municipality will need to give consideration to these criteria to help determine whether the proposal is appropriate for prime agricultural areas. Depending on the specifics of the proposed development, the Provincial Policy Statement, 2014 limits lot creation within prime agricultural areas to lots for agricultural uses, agriculture-related uses, residences surplus to a farm operation, and infrastructure.

Also, the property may have certain characteristics that may trigger the application of other Provincial Policy Statement, 2014 policies. Other policies in the Provincial Policy Statement, 2014 may apply in this scenario and may determine the appropriateness of the development or influence the scale and location of the development, including:

- natural heritage features (e.g., habitat of endangered species and threatened species) or other resources (e.g., water) that would require protection;
- natural hazards (e.g., erosion hazards) that development is to avoid; and
- infrastructure (e.g., water and sewage) that is necessary and appropriate to accommodate the proposed uses and scale.

#### **Fitting In: Site-specific Considerations**

The Provincial Policy Statement, 2014 applies province-wide but allows the outcomes to be tailored to fit the local context. As such, the Provincial Policy Statement, 2014, does not identify the size and scale of uses. Instead, planning authorities through their planning documents (e.g., official plan and zoning by-law) determine permitted uses and scale to best suit the community.

The Ministry of Agriculture and Food and Ministry of Rural Affairs are currently developing guidance material on permitted uses in prime agricultural areas which can assist municipalities to develop appropriate land use policies. The “Guideline on Permitted Uses in Ontario’s Prime Agricultural Areas” will provide criteria and additional information that municipalities can use to inform the development of their local land use policies.

It is important that the proposed new uses are compatible with the surrounding uses, including consideration of noise, air emissions and odours emitted from the landscaping business. For instance, permits and approvals for noise or disposing of certain wastes may be required. The ability to avoid and mitigate these and other impacts on neighbours, such as increased traffic, is an important test in determining the appropriateness of the proposal.



## **Other Relevant Considerations**

Other documents and approvals may determine whether this proposal will be permitted. These may include the minimum distance separation formulae, Building Code, the Ministry of the Environment's D-Series Guidelines (which provide guidance on avoiding and mitigating land use compatibility issues), and other environmental approvals.

## Scenario 2: Limited Residential Development in Rural Areas

A rural municipality with little historic growth is under pressure to permit more development on rural lands outside of its rural settlement area and the prime agricultural areas designated in the official plan. The municipality is undertaking a five year review of its official plan. As part of this review, the municipality would like to ensure it has sufficient lands available to grow and develop over the 20-year planning horizon.

To determine the amount of land needed and available for new development within its rural settlement area and rural lands, the municipality undertook a vacant land inventory and assessed its projected population. The analysis indicated a need for approximately 200 additional residential lots over the next 20 years (approximately 10 lots per year). The Town's existing official plan permits 25 rural estate lots per year on rural lands outside of the settlement area, but this threshold was never reached.

### What Lot Creation Policies may be Appropriate for This Municipality?

The official plan is the main vehicle for implementing the Provincial Policy Statement, 2014. The five-year review is an opportunity to ensure the official plan continues to address local priorities, reflects changing community needs and implements updated provincial policies in land use planning. The municipal official plan and zoning by-law are also critical in determining whether future proposals for development can be permitted.

### The Role of the Provincial Policy Statement, 2014:

The Provincial Policy Statement, 2014 directs growth to settlement areas, including rural settlement areas. It also permits limited residential development within rural lands located in municipalities (policy 1.1.5.1. c). However, the term 'limited' is not defined, and the municipality will therefore need to determine what limited means given its local circumstances.

The completion of an assessment of existing vacant lots, both on rural lands and in the rural settlement area, is a good first step in determining how much land is available for development. Local intensification targets and phasing policies need to be considered and the availability of infrastructure and public service facilities needs to be assessed. This information, combined with projected population growth, will assist the municipality in determining how many more residential lots are needed over the 20-year planning horizon.

The municipality must ensure that the distribution of residential development throughout the municipality reflects the intent of policy 1.1.4.2 of the Provincial Policy Statement, 2014, which states that "...rural settlement area(s) shall be the focus of growth and development and their vitality and regeneration shall be promoted."

If the municipality determines that the existing rural settlement area can accommodate the majority of projected growth (through development on existing vacant lots, infilling, and new lot creation), then an expansion of the settlement area boundary will not be needed. If no expansion is proposed, then the municipality does not have to undertake a comprehensive review.

The municipality, knowing that there is a demand for lots on rural lands, will need to develop policies that address growth on rural lands without compromising the viability of its rural settlement area. It appears that the existing official plan policies that permit 25 rural estate lots per year (resulting in a possible 500 lots over the planning horizon) are not reflective of current needs and projections. Alternative consent and subdivision policies are needed in order to appropriately distribute a limited portion of the projected 200 lots to the rural lands.

Ontario municipalities have taken multiple policy approaches to permitting limited residential development on rural land. For example:

- directing a higher percentage of growth to settlement areas and a lower percentage to rural lands;
- examining the ability to service existing and projected growth through an assessment of the capacity of existing and planned sewage and water servicing;
- identifying a “cap” on the number of lots that can be created on rural lands on an annual (or other timeframe) basis; and
- identifying the number of lots that can be created from a parent parcel of land on rural lands as of a certain date.

For these policy approaches, and any others that are being implemented to achieve the same outcome of limited rural residential development, municipalities should carefully monitor actual lot creation to determine whether the policies are effective and remain appropriate.

### **Other Considerations**

The appropriate provision of infrastructure is another key consideration for permitting limited residential development on rural lands. Policy 1.1.5.5 of the Provincial Policy Statement, 2014 states that “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”. The costs of providing and maintaining public roadways and other infrastructure and services (such as fire and police) to more dispersed rural development therefore also need to be taken into account.

Dispersed rural development can also take away some of the long-term ecological functions of natural heritage systems, for example by taking away an important linkage between natural heritage features.

The requirement to separate residential development from other incompatible land uses on rural lands should also be considered. Policy 1.1.5.9 of the Provincial Policy Statement, 2014 states that “new land

uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.” If any livestock facilities are in the vicinity of a proposed new residential lot on rural lands, the minimum distance separation formulae should be considered, which will likely result in a setback distance that must be met between the livestock facility and the new proposed lot. In some cases, this may affect the proposed location of the lot.

## Scenario 3: Cottage Development

**A small cottage development of three lots is being proposed around an inland lake in a rural area in a municipality. The lands are not part of a prime agricultural area. Is this cottage development permitted under the Provincial Policy Statement, 2014?**

There are a number of factors, including the property's characteristics and location, that are influential in determining whether this development is appropriate and permissible. While Provincial Policy Statement, 2014 does not prohibit the development of cottages around a lake, there are other considerations that would influence the decision.

The municipal official plan and zoning by-law are also critical in determining whether the proposed development can be permitted.

### **The Role of Provincial Policy Statement, 2014**

As outlined in the Provincial Policy Statement, 2014, permitted uses on rural lands may include resource-based recreational uses (e.g., recreational dwellings). Although the term "resource-based recreational uses" is not defined in the Provincial Policy Statement, 2014, resource-based recreational uses are generally related to and located in close proximity to one or more things like natural features such as lakes, rivers or forests, and other geographic features. Examples include recreational dwellings (such as cottages and camps), country inns, hunting lodges, hiking trails, marinas and ski hills.

### **Fitting In: Site-specific Considerations**

One of the key goals of the Provincial Policy Statement, 2014 is the effective use of land and resources, with development primarily focussed in settlement areas (policies 1.1.3.1 and 1.1.4.2). This ensures the use of existing public infrastructure and public service facilities is maximized, reduces the costs for municipalities to provide services to a vast rural area, and minimizes negative impacts on the environment.

The Provincial Policy Statement, 2014 recognizes that development will not happen in the same way or at the same rate in all parts of Ontario. At the same time, the settlement area policies are relevant to all areas of Ontario and help minimize unnecessary public expenditures in infrastructure and services. Providing municipal water and sewage infrastructure to new development helps ensure the protection of human health and the natural environment, in particular water quality and quantity. In the absence of full municipal services, some limited development that uses communal or individual on-site sewage and water services may be appropriate provided it has been demonstrated that the long-term provision of those services will have no negative impacts on the environment.

These uses should be developed in a manner that recognizes the environmental capacity of the features and areas upon which they depend. The scale and the location of the development (i.e., on a lake) may trigger other considerations in the Provincial Policy Statement, 2014, including the protection of water resources and fish habitat. Shoreline development can result in the loss of vegetation and hardening of surfaces and increase the potential of erosion and pollution of water bodies. The Provincial Policy Statement, 2014 ensures consideration of “environmental lake capacity” in an effort to protect water quality for drinking and for aquatic life (e.g., fish). Consideration of environmental lake capacity is supported by existing implementation tools (Lakeshore Capacity Assessment Handbook, 2010), which direct this consideration to inland lakes in the Precambrian shield

Given the proximity of the proposal to a water body, consideration may need to be given to the potential of archaeological resources on the site. The local municipality may have an archaeological management plan that identifies the areas with known archaeological sites and the areas of archaeological potential. Such a plan can be an effective tool that supports the implementation of municipal policies and procedures for identifying and conserving archaeological resources. The Provincial Policy Statement, 2014 encourages the use of archaeological management plans to support the desired outcomes of conserving archaeological resources, while expediting the development plan review process.

Regardless of whether the municipality has an archaeological management plan in place, the municipality may require archaeological assessments or studies in areas of archaeological potential as part of applications under the *Planning Act*.

Other policies in the Provincial Policy Statement, 2014 may apply in this scenario and may determine the appropriateness of the development or influence the scale and location of the development, including:

- other natural heritage features (e.g., wetlands) or other resources (e.g., minerals or aggregates) that would require protection;
- human-made hazards (e.g., mining-related hazards); and
- natural hazards (e.g., hazardous forest types for wildland fires) that development is to avoid or address.

### **Other Relevant Considerations**

Other documents and approvals may be relevant in determining whether this proposal will be permitted including Building Code approvals, environmental approvals, *Ontario Heritage Act* approvals, *Fisheries Act* rules or authorizations, and any local planning provisions set out in the local official plan and zoning by-law.

## Scenario 4: Secondary Suites

**A family living in a single-family home located in a rural hamlet would like to create a new apartment within their existing home for their grandmother. Is the family permitted to establish a second suite under the Provincial Policy Statement, 2014?**

### **The Role of the Provincial Policy Statement, 2014**

The Provincial Policy Statement, 2014 requires that planning authorities provide for a mix and range of housing types necessary to meet current and future needs. They do this by permitting different forms of needed housing, including second units, and establishing targets for housing that people can afford. The provision of a mix and range of housing types appropriate to a community's needs will ensure that current and future residents have housing choices that take into account a variety of needs and incomes.

Second units, such as basement apartments and granny suites, serve to increase densities within existing housing stock. They also create opportunities for increased affordable rental housing stock and accommodating ageing in place.

The municipal official plan and zoning by-law are also critical in determining whether the proposed development can be permitted.

### **The *Planning Act* Provisions**

Some of the changes made to the *Planning Act* through the *Strong Communities through Affordable Housing Act, 2011* require municipalities to establish official plan policies and zoning by-law provisions allowing second units in detached, semi-detached and row houses as well as in ancillary structures (such as above laneway garages). Other provisions place limitations on the ability to appeal the establishment of such policies or provision, including the standards for second units.

While municipalities are required to permit second units, there may be inherent constraints within portions of a municipality or community that would make those areas inappropriate for second units (such as flood-prone areas or areas with inadequate servicing). Municipalities should consider any such constraints in developing or reviewing second unit policies.

### **The Role of the Provincial Policy Statement, 2014**

Since the proposed use is on an existing lot and within an existing home, there are only a limited number of Provincial Policy Statement, 2014 policies that would specifically apply. For example, the sewage and water servicing policies (policy 1.6.6) would need to be considered including a determination about the adequacy of the sewer and water system in light of an additional unit. If the

property is serviced by well and septic system, the proponent would need to demonstrate that those services have the capacity to service the additional demand while not negatively impacting the environment.

### **Other Relevant Considerations**

Other documents and approvals, such as building permits and accessibility standards, may be relevant in determining whether this proposal will be permitted. The proposal would also be subject to local planning provisions (e.g., official plan, zoning by-law) and standards that apply to second units in relation to matters such as minimum unit size or parking requirements.



## Scenario 5: Lot Creation

**A landowner wants to create a new lot and there are few, if any, vacant lots within her small town on which her son could build a new house. The small town does not have a municipal sewer or water system. The municipality advised the proponent that the development would be considered infilling in the community. Is the proponent allowed to create a new lot in light of the policy direction in the Provincial Policy Statement, 2014?**

There are a number of factors including the property's characteristics and location that are influential in determining whether this development is appropriate and permissible. Depending on the factors, the Provincial Policy Statement, 2014 does not prohibit creating a new lot in an unserved community.

The municipal official plan and zoning by-law are also critical in determining whether the proposed development can be permitted.

### **The Role of Provincial Policy Statement, 2014**

One of the key goals of the Provincial Policy Statement, 2014 is that land should be effectively utilized, with development focussed in settlement areas, including promoting opportunities for redevelopment and intensification. This will avoid scattered development, which can be costly to service, can create demand for services that were not contemplated, and may have negative impacts on the environment and resources.

The Provincial Policy Statement, 2014 provides a hierarchy for planning sewage and water services, with preference given to municipal sewage services and municipal water services. However, the Provincial Policy Statement, 2014 recognizes that where no municipal services are provided, some development can rely on private communal sewage and water services, where appropriate. Also, some limited development on individual on-site sewage and water services may be permitted for the purposes of infilling and minor rounding out of existing development provided that environmental studies demonstrate that there will be no negative impacts associated with the services.

### **Applying the Provincial Policy Statement, 2014**

The Provincial Policy Statement, 2014 recognizes that development will not happen in the same way or at the same rate in all parts of Ontario. At the same time, settlement area policies are relevant to all of Ontario and help to minimize unnecessary and unsustainable public expenditures in infrastructure and services.

Providing municipal water and sewage infrastructure to new development helps ensure the protection of human health and the natural environment, in particular water quality and quantity. In the absence of full municipal services, some limited development that uses communal or individual on-site sewage

and water services may be appropriate provided the long-term provision of those services will have no negative impacts on the environment.

The proponent will need to demonstrate that there will be no negative impacts to water quality and quantity by completing appropriate environmental studies in accordance with provincial standards (e.g., hydrogeological or water quality impact assessments). This is needed to protect the interests of any future resident of the site plus to protect the broader interests of the existing residents in the area, including their need for safe groundwater.

### **Fitting In: Site-specific Considerations**

Other policies in the Provincial Policy Statement, 2014 that may apply in this scenario and may determine the appropriateness of the development or influence the scale and location of the development, include:

- natural heritage features (e.g., provincially significant wetlands) or other resources (e.g., agriculture) that would require protection or limit lot creation opportunities;
- natural hazards (e.g., flooding hazards) that development is to avoid; and
- other infrastructure (e.g., roads) and public service facilities that is necessary and appropriate to accommodate the proposed uses and scale.

The new lot creation would also be subject to local planning provisions, including those set out in the local official plan and zoning by-law.

## Scenario 6: Lot Creation in Prime Agricultural Areas

**A proponent is seeking to sever one hectare (2-1/2 acres) of land from a corner of his larger farm property to build a new home for a family member with no connection to the farming operation. The farm is located in a prime agricultural area and is surrounded by other active farms. The area to be severed is not currently in agricultural production and contains a pocket of lower capability (Canada Land Inventory Class 5) land. Further, the proposed parcel to be severed also had a residence on it at one time but it was demolished many years ago. Is the proposed severance permitted under the Provincial Policy Statement, 2014?**

In this instance, the Provincial Policy Statement, 2014 would not permit the creation of a new residential lot in a prime agricultural area.

### **The Role of the Provincial Policy Statement, 2014**

One of the goals of the Provincial Policy Statement, 2014 policies is to protect prime agricultural areas for long-term use by agriculture.

The Provincial Policy Statement, 2014 achieves this, in part, through policies that are designed to protect prime agricultural areas for their long-term use for agriculture by requiring that these areas be designated in municipal official plans. The policies also identify the permitted uses in prime agricultural areas, as well as the limited circumstances in which lands in these areas can be used for non-agricultural uses.

The Provincial Policy Statement, 2014 provides that the creation of new residential lots, including farm retirement lots and residential infilling, is not permitted in prime agricultural areas including specialty crop areas, except for a residence surplus to a farming operation as a result of a farm consolidation.

The Provincial Policy Statement, 2014 discourages lot creation in prime agricultural areas. The creation of new lots may be permitted only for (policy 2.3.4.1):

- 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;
- 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;
- a residence surplus to a farming operation as a result of farm consolidation, provided that the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance and the new lot will be a minimum size needed to accommodate the use and appropriate sewage and water services; and
- infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

Another way the Provincial Policy Statement, 2014 achieves this goal is by promoting the efficient use of land by directing growth and development to urban and rural settlement areas while supporting the viability of the broader rural area.

Prime agricultural areas are defined as areas where prime agricultural lands predominate. Specialty crop areas are given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 to through 7 lands within the prime agricultural area, in this order of priority (policy 2.3.1). In the example, while the lands may not currently be in agricultural production and have lower capability, they are part of a broader prime agricultural area. As a result, under the Provincial Policy Statement, 2014, the proposal would not be permitted. Only agricultural uses, agriculture-related uses and on-farm diversified uses are permitted in prime agricultural areas (policy 2.3.3.1).

The creation of residential development in agricultural areas, even if the lands have lower capability, places restrictions on agricultural activities and normal farm practices. Complaints about noise, odour, dust and other issues tend to accompany the introduction of new residential lots in agricultural areas and constrict or impact agricultural operations.

The Provincial Policy Statement, 2014, permits lot creation in prime agricultural areas only for agricultural uses, agriculture-related uses, a residence surplus to a farm operation as a result of farm consolidation, and infrastructure (policy 2.3.4.1). These policies are in place to reduce the fragmentation of agricultural land and to protect agricultural operations from nuisance complaints or other restrictions on agricultural activities and normal farm practices. The proposed residential lot is not an example of a residence surplus to a farm operation as a result of farm consolidation as no residence currently exists.

The minimum distance separation formula is not applicable in this scenario, as the use is not permitted and the lot cannot be created. However, in Ontario's rural lands and prime agricultural areas, the Provincial Policy Statement, 2014 requires that new land uses, including the creation of lots and new or expanding livestock facilities, comply with the minimum distance separation formula.

## Scenario 7: Permitted Uses in Prime Agricultural Areas

**The owner and operator of a small cidery in a prime agricultural area wishes to expand its production to include a larger and modern cider-production facility and a small restaurant related to the cidery. Is this development permitted under the Provincial Policy Statement, 2014?**

A number of factors are important to consider, including the scale of the proposal as well as the property's characteristics and location. Depending on the factors, the Provincial Policy Statement, 2014 does not prohibit the expansion of the cidery and the introduction of a small restaurant related to the agricultural activities on the site in prime agricultural areas.

The municipal official plan and zoning by-law are also critical in determining whether the proposed development can be permitted.

### **The Role of the Provincial Policy Statement, 2014**

The Provincial Policy Statement, 2014 permits agriculture-related uses and on-farm diversified uses — which could potentially include cideries — in prime agricultural areas to support the agricultural and rural economy. Careful consideration would need to be given to the potential introduction of a small restaurant and its potential impacts on agriculture as it has the potential to introduce, for example, more traffic and potentially take some prime agricultural land out of production. It would be necessary for the uses to be secondary to the agricultural use. Municipal planning policies would likely provide additional direction in this regard.

The policies of the Provincial Policy Statement, 2014 are designed to protect prime agricultural areas for long-term agricultural use by requiring the designation of these prime agricultural areas in the official plan, identifying permitted uses allowed in these areas, and addressing the limited circumstances in which these areas can be used for non-agricultural purposes. Regarding permitted uses in prime agricultural areas, the Provincial Policy Statement, 2014 provides that:

- agricultural uses, agriculture-related uses and on-farm diversified are permitted (policy 2.3.3.1). These uses are defined in the Provincial Policy Statement, 2014;
- all types, sizes and intensities of agricultural uses and normal farm practices are promoted and protected in accordance with provincial standards (policy 2.3.3.2); and
- new land uses, including the creation of lots and new or expanding livestock facilities shall comply with the minimum distance separation formulae (policy 2.3.3.3).

Permitted uses recognize the need for on-farm economic development opportunities, and aim to support the agricultural and rural economy. However, other policies in the Provincial Policy Statement, 2014 may apply in this scenario and may determine the appropriateness of the development or influence the scale and location of the development, including:

- whether there are natural heritage features (e.g., provincially significant wetlands) or other resources (e.g., aggregates) to protect;
- if there is a mineral aggregate operation nearby, whether the restaurant could hinder the continued use of that operation;
- whether there are natural hazards (e.g., flood plains or karst features) or human-made hazards (e.g., oil, gas and salt hazards) to avoid; and
- providing the necessary infrastructure and services (e.g., roads, water supply and sewage) to accommodate the proposed uses and scale.

Other policies in the Provincial Policy Statement, 2014 may apply in this scenario and may determine the appropriateness of the development or influence the scale and location of the development.

### **Fitting In: Site-specific Considerations**

As the Provincial Policy Statement, 2014 provides policy direction province-wide, it does not identify the size and scale of uses. Instead, the local municipality will need to determine in its planning documents (e.g., official plan and zoning by-laws) permitted uses and scale to fit the local context and site-specific circumstances.

The Ministry of Agriculture and Food and the Ministry of Rural Affairs are currently developing guidance material on permitted uses in prime agricultural areas which can assist municipalities to develop appropriate land use policies. The “Guideline on Permitted Uses in Ontario’s Prime Agricultural Areas” will provide criteria and additional information that municipalities can use to inform the development of their local land use policies.

The proposed new and expanded uses would need to be compatible with the surrounding uses, including consideration of noise and odours. For instance, any new or expanded buildings (depending on their use) would need to consider the proximity from nearby livestock operations, including the potential applicability of the minimum distance separation formulae. Traffic impacts may also be a consideration. These are some factors that can influence the appropriateness of the development.

### **Other Relevant Considerations**

Other documents and approvals may determine whether this proposal will be permitted. These may include restaurant/food regulations, Building Code, permit to take water, environmental compliance approvals, the minimum distance separation formulae, accessibility standards, liquor licensing, and permit or certain rules to be followed under the *Endangered Species Act, 2007*, etc.

Any new lot creation would also be subject to local planning provisions, including those set out in the local official plan and zoning by-law.

## Scenario 8: Minimum Distance Separation (MDS) Formulae

**The owner of a residential property located on rural lands would like to divide her lot to create one new lot for the purpose of building a house for her son. The owner's house would be on the retained lot. The property is located across a road from a pig farm. Is the proponent allowed to create a new lot considering the policy direction set out in the Provincial Policy Statement, 2014?**

There are a number of factors, including the property's characteristics and location, that are influential in determining whether this development is appropriate and permissible. Depending on the factors, the Provincial Policy Statement, 2014 does not prohibit creating new lots on rural lands. The municipal official plan and zoning by-law are also critical in determining whether the proposed development can be permitted.

### **The Role of the Provincial Policy Statement, 2014**

The Provincial Policy Statement, 2014 permits certain development on rural lands (i.e., lands outside prime agricultural areas and settlement areas), including limited residential development (policy 1.1.5.2), provided the development meets specified criteria. For example, it avoids the need for the unjustified and/or uneconomical expansion of infrastructure (policy 1.1.5.5), and it does not conflict with other policies of the Provincial Policy Statement, 2014. Planning authorities should also promote development that can be sustained by rural service levels and that is compatible with the rural landscape (policy 1.1.5.4). On rural lands, opportunities to locate new or expanding land uses that require separation from other uses should be retained (policy 1.1.5.6), while protecting agricultural and other resource-related uses from development that may constrain these uses (policy 1.1.5.7).

The Provincial Policy Statement, 2014 aims to promote and protect agricultural uses and normal farm practices. Consideration would need to be given to the potential incompatibility between the existing livestock facility and the new residence.

Regarding agriculture on rural lands, the Provincial Policy Statement, 2014 provides that:

- agricultural uses, agricultural-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards (policy 1.1.5.8); and
- new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae (policy 1.1.5.9).

### **Fitting In: Site-specific Considerations**

Given this policy direction in the Provincial Policy Statement, 2014, the development would need to consider the proximity from the nearby livestock operation. The minimum separation distance formulae would be applicable to the proposed lot severance and would determine the required minimum setback for new sensitive development (e.g., residential) from livestock operations. The location and intensity of

the livestock operation may determine the appropriateness of this development or influence the scale and location of the development. Generally, the larger the livestock operation, the greater the setback required by the minimum distance separation formulae.

Depending on the property, other policies in the Provincial Policy Statement, 2014 may also apply, such as:

- whether there are archeological resources on site to protect;
- whether the new lot contains or is adjacent to natural heritage features (e.g., provincially significant wetlands) or other resources (e.g., aggregates, other surface or ground water features) to protect; and
- whether there are natural hazards (e.g., flood plains) to avoid.

Other policies in the Provincial Policy Statement, 2014 may apply in this scenario and may determine the appropriateness of the development or influence the scale and location of the development.

The Ministry of Natural Resource's *Natural Heritage Reference Manual* recommends that, if development exists within the recommended adjacent lands widths for natural heritage features and the existing development is situated between the feature and the new development, the demonstration of no negative impacts can simply be a statement in a planning report that negative impacts are not anticipated.

### **Other Considerations**

Any new lot creation would also be subject to local planning provisions, including those set out in the local official plan and zoning by-law. There is also the potential that other documents and approvals will determine whether this proposal will be permitted, including Building Code approvals.



## Scenario 9: Permitted Uses in Prime Agricultural Areas

**A hog farmer would like to establish a business on a property next to her farm where she can make and sell sausages. Is this development permitted under the Provincial Policy Statement, 2014 in a prime agricultural area?**

A number of factors are important to consider, including the scale of the proposal as well as the property's characteristics and location. Depending on those factors, the Provincial Policy Statement, 2014 does not prohibit the introduction of a sausage making facility and retail store in prime agricultural areas.

The municipal official plan and zoning by-law are also critical in determining whether the proposed development can be permitted.

### **The Role of the Provincial Policy Statement, 2014**

The Provincial Policy Statement, 2014 permits agriculture-related uses, such as meat processing directly related to farm operations in the area, in prime agricultural areas to support the agricultural and rural economy.

The Provincial Policy Statement, 2014 policies are designed to protect prime agricultural areas for long-term agricultural use by requiring the designation of these prime agricultural areas in the official plan, identifying permitted uses allowed in these areas, and addressing the limited circumstances in which these areas can be used for non-agricultural purposes. Regarding permitted uses in prime agricultural areas, the Provincial Policy Statement, 2014 provides that:

- agricultural uses, agriculture-related uses and on-farm diversified uses are permitted (policy 2.3.3.1). These uses are defined in the Provincial Policy Statement, 2014;
- all types, sizes and intensities of agricultural uses and normal farm practices are promoted and protected in accordance with provincial standards (policy 2.3.3.2); and
- new land uses, including the creation of lots and new or expanding livestock facilities shall comply with the minimum distance separation formulae (policy 2.3.3.3).

Permitted uses recognize the need for on-farm economic development opportunities and aim to support the agricultural and rural economy. Depending on the property, there may also be other policies in the Provincial Policy Statement, 2014 that apply, such as:

- protecting natural heritage features (e.g., provincially significant woodlands) or other resources (e.g., water);
- avoiding natural hazards (e.g., floodway); and
- ensuring the necessary infrastructure and services (e.g., roads, water and sewage) are available to service the proposed uses and scale.

Other policies in the Provincial Policy Statement, 2014 may apply in this scenario and may determine the appropriateness of the development or influence the scale and location of the development.

### **Fitting In: Site-specific Considerations**

The Provincial Policy Statement, 2014 applies province-wide but allows the outcomes to be tailored to fit the local context. As such, the Provincial Policy Statement, 2014, does not identify the size and scale of uses. Instead, planning authorities through their planning documents (e.g., official plan and zoning by-law) determine permitted uses and scale to best suit the community.

The Ministry of Agriculture and Food and the Ministry of Rural Affairs are currently developing guidance material on permitted uses in prime agricultural areas which can assist municipalities to develop appropriate land use policies. The “Guideline on Permitted Uses in Ontario’s Prime Agricultural Areas” will provide criteria and additional information that municipalities can use to inform the development of their local land use policies.

The proposed new uses would need to be compatible with the surrounding uses, giving consideration to things such as noise and odours, which can influence the appropriateness of the development.

### **Other Relevant Considerations**

Other documents and approvals may determine whether this proposal will be permitted. These may include the minimum distance separation formulae, Building Code, health regulations and standards, food safety regulations and license requirements, *Nutrient Management Act, 2002* approvals, *Environmental Protection Act* approvals, and permit or certain rules to be followed under the *Endangered Species Act, 2007*.

The proposal would also be subject to local planning provisions (e.g., official plan, zoning by-law).

## Scenario 10: Wetland

**A large corporation is looking to establish a new manufacturing facility in Southern Ontario on a vacant parcel of land that is located along a major highway corridor with good visibility and highway access and well separated from sensitive land uses. This facility would create many new jobs for the local community. There is a woodlot on part of this property, which also is a significant wetland. Is this development permitted on the property under the Provincial Policy Statement, 2014?**

There are a number of factors to consider in determining whether this type of development is appropriate and/or permissible. In this instance, the Provincial Policy Statement, 2014 is clear that development and site alteration are not permitted in a significant wetland in the area of the proposed development. Development on the remainder of the property may be possible, but would require further analysis including consideration of the wetland feature, and possible impacts on the woodlot.

The municipal official plan and zoning by-law are also critical in determining whether the proposed development can be permitted.

### **The Role of Provincial Policy Statement, 2014**

The Provincial Policy Statement, 2014 states that the province's natural heritage resources provide important environmental, economic and social benefits. As such, one of its goals is to ensure that resources are managed in a sustainable way to conserve biodiversity and protect essential ecological processes while minimizing environmental and social impacts to meet Ontario's long-term needs.

The Provincial Policy Statement, 2014 achieves this through policies designed to protect natural heritage features and their ecological functions for the long term. In determining the appropriate level of protection for particular features, the Provincial Policy Statement, 2014 uses Ecoregions to identify different geographic regions. This particular example would fall within Ecoregions 6E and 7E.

Municipalities are required to identify natural heritage systems in Ecoregions 6E and 7E in their official plans while recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas (policy 2.1.3). To assist in implementing the natural heritage policies of the Provincial Policy Statement, including recommended distances for adjacent lands and criteria for determining of woodlands significance, the Ministry of Natural Resources has developed a *Natural Heritage Reference Manual* as a resource for municipalities.

### **Fitting In: Site-specific Considerations**

In this particular example, it has been established that the wetland is significant, so the Provincial Policy Statement, 2014 would not permit development or site alteration within the wetland. In addition, it would have to be demonstrated that any development on adjacent lands (120 metres, as recommended

in the *Natural Heritage Reference Manual*) would not result in negative impacts, as defined in the Provincial Policy Statement, 2014, on the wetland or its ecological functions. The *Natural Heritage Reference Manual* also provides criteria for determining the significance of woodlands (ecologically important, functionally important or economically important). Development and site alteration are not permitted in a significant woodland (policy 2.1.5) or adjacent to a significant wetland or woodland (policy 2.1.8), unless it is demonstrated there will be no negative impacts on the natural heritage features or its ecological functions. In this scenario, development in the woodland is not permitted, since it is also a significant wetland.

Part III of the Provincial Policy Statement, 2014 also contains a discussion of how specific language is considered in the Provincial Policy Statement, 2014. While several policies of the Provincial Policy Statement, 2014 speak to the importance of economic development (policies 1.3 and 1.7), the policies regarding significant wetlands state that development and site alteration of this type shall not be permitted in such a feature in Ecoregions 5E, 6E and 7E (policy 2.1.4).

While not applicable to the scenario as presented, it is important to note that prior to determining whether development is allowed on or adjacent to a significant wetland, a wetland evaluation by trained Ministry of Natural Resource evaluators using the Ontario Wetland Evaluation System may be required. This information should be obtained early in the development application process when it is more reasonable for proponents to adjust their proposals.

### **Other Site-specific Considerations**

Other policies in the Provincial Policy Statement, 2014 may apply in this scenario and may also determine the appropriateness of the development or influence the scale of and location of the development, including but not limited to:

- other natural heritage features (e.g., habitat of endangered species) or other resources (e.g., minerals or petroleum, other surface or ground water features) that would require protection;
- natural hazards (e.g., flooding hazards) that development is to avoid; and
- infrastructure (e.g., water and sewage) that is necessary and appropriate to accommodate the proposed uses and scale.

### **Other Relevant Considerations**

Other documents and approvals may be relevant in determining whether this proposal will be permitted including Building Code approvals and any local planning provisions set out in the local official plan and zoning by-law.

## Scenario 11: Floodplain

**The owner of a waterfront property with an existing residential building on the St. Lawrence River would like to sever a portion of his property to create a new residential waterfront lot. However, the proposed lot is impacted by flooding hazards according to Canada's Flood Damage Reduction Program (FDRP) mapping. Is the proponent allowed to sever his property under the Provincial Policy Statement, 2014?**

There are a number of factors, including the property's characteristics and location, that are influential in determining whether this lot severance is appropriate and permissible. Depending on the factors, the Provincial Policy Statement, 2014 does not prohibit creating new waterfront lots.

The municipal official plan and zoning by-law are also critical in determining whether the proposed development can be permitted.

### **The Role of the Provincial Policy Statement, 2014**

The policies of the Provincial Policy Statement, 2014 are designed to reduce the potential for public cost or risk to Ontario's residents from natural hazards, including flooding. Regarding development in floodplains, the Provincial Policy Statement, 2014 provides that:

- development shall generally be directed to areas outside of 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 (policy 3.1.1 a); and
- development and site alteration shall not be permitted within defined portions of the flooding hazard along connecting channels, including the St. Lawrence River (policy 3.1.2 b).

Given these policies, if the flooding hazards impacted the entire area of the proposed lot, the development would not be permitted. However, depending on the amount of land impacted by the flooding hazard and the characteristics of the property, flooding hazards may not prohibit development.

There may be other provincial interests to also consider, such as:

- whether there are archeological resources on site to protect;
- whether there are natural heritage features (e.g. provincially significant coastal wetlands) or other resources (e.g. aggregates or agriculture) to protect; and
- providing the necessary infrastructure and services (e.g. roads, water supply, and sewage) to accommodate the proposed uses and scale.

Other policies in the Provincial Policy Statement, 2014 may apply in this scenario and may determine the appropriateness of the development or influence the scale and location of the development.

### **Fitting In: Site-specific Considerations**

Careful consideration would be given to available data or information from the Ministry of Natural Resources (MNR) or the local Conservation Authority having jurisdiction and how this information coincides with floodplain mapping in the official plan. This would impact the potential building envelope on the proposed lot. Any new buildings would need to be compatible with the required building envelope and setbacks contained in the local zoning by-law and official plan policies.

The province's technical guidance for the natural hazards policies pertaining to the Great Lakes – St. Lawrence River System should be considered. Among other things, it states “to determine the critical or defined portions of the flooding hazard along connecting channels, various factors should be considered including but not limited to:

- physical characteristics of connecting channel;
- each individual component of flooding hazard (i.e., water level, wave uprush, other water related hazards);
- duration and frequency of flooding;
- pre-development and post-development flood conditions and impacts;
- date of flood information;
- reliability of the flood information;
- availability, accuracy, applicability of existing engineering studies; and
- long-term maintenance costs where flood mitigation measures are proposed.”

### **Other Considerations**

Other documents and approvals may determine whether this proposal will be permitted. These may include Building Code approval, Conservation Authority permitting, and any local provisions set out in the local official plan and zoning by-law.

## Scenario 12: Wildland Fire

**A proponent would like to build a small residential subdivision and found a parcel of municipally serviced (water and sewage) land in a forested area just within the boundary of a small community. Is this subdivision permitted under the Provincial Policy Statement, 2014?**

There are a number of factors, including the property's characteristics and location, that are influential in determining whether this development is appropriate and permissible. Depending on the factors, the Provincial Policy Statement, 2014 does not prohibit the subdivision proposal.

The Provincial Policy Statement, 2014 may apply in this scenario and may determine the appropriateness of the development or influence the scale and location of the development, including whether there are natural heritage features (e.g., significant woodlands) or other resources (e.g., agricultural areas) that would require protection from this development.

The Provincial Policy Statement, 2014 includes new direction for planning authorities to direct development away from areas of high to extreme risk of wildland fire unless the risk is mitigated (policy 3.1.8). The Provincial Policy Statement, 2014 approach to addressing the risk associated with wildland fire has two key elements:

- 1) generally direct development away from areas where the risk may be greatest; and
- 2) where this may not be possible, mitigate the threat through, for example, site design and arrangement of land uses that help reduce the risk.

The municipal official plan and zoning by-law are critical in determining whether the proposed subdivision can be permitted. The municipal official plan should aim to protect public health and property from these wildland fires by:

- including policies and designating lands on schedules with hazardous forest types for wildland fire that development should avoid;
- including policies requiring development to incorporate site designs and arrangements of land uses (e.g., through zoning by-law and/or site plan control) that will assist in mitigating the risk from wildland fire for situations where development cannot avoid lands with hazardous forest types for wildland fire; and
- setting out considerations for wildland fire mitigation measures in subdivision and other development agreements.

Some implementation support material for this policy direction already exists (FireSmart program). The Ministry of Natural Resources is developing additional support material related to the Provincial Policy Statement, 2014 policy direction.





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## Provincial Policy Statement, 2014: Key Changes by Policy Area

Policy Area	Provincial Policy Statement, 2005	Provincial Policy Statement, 2014 (builds upon PPS, 2005)  Note: The policies referenced below are not intended to be an exhaustive list. Only the most relevant policies are identified as examples.
<b>Healthy, Active Communities</b>	<ul style="list-style-type: none"> <li>• Support healthy, active communities by promoting efficient development and land use patterns, improving accessibility, and planning public streets, spaces and facilities to be safe</li> <li>• Support land use patterns/densities that promote compact form, minimize length/number of vehicle trips, and support transit and alternative transportation modes</li> <li>• Promote a coordinated, integrated and comprehensive approach when dealing with planning matters within or across municipalities</li> </ul>	<ul style="list-style-type: none"> <li>• Promote the use of active transportation, transit and transit-supportive development, and provide for connectivity among transportation modes   <b>Policies 1.1.3.2, 1.2.1, 1.5.1, 1.6.7</b></li> <li>• Promote coordination between municipalities and other levels of government, agencies and boards (e.g., planning for trails, transit and infrastructure)   <b>Policy 1.2</b></li> <li>• Encourage coordination of emergency management with other planning considerations   <b>Policy 1.2.3</b></li> <li>• Encourage coordination and co-location of public facilities (e.g., schools, libraries and recreational facilities) accessible by active transportation and transit   <b>Policy 1.6.5</b></li> <li>• Recognize additional elements of healthy communities, such as community design and planning for all ages   <b>Policy 1.1.1</b></li> <li>• Recognize institutional uses (i.e., cemeteries, places of worship, and long-term care homes) as important elements of communities   <b>Policy 1.1.1</b></li> </ul>
<b>Northern and Rural Communities</b>	<ul style="list-style-type: none"> <li>• Focus growth to settlement areas, but also permit some development in rural and unincorporated areas</li> <li>• Provide for flexibility to reflect local characteristics (e.g., not specifying targets for intensification)</li> </ul>	<ul style="list-style-type: none"> <li>• Recognize the diversity of settlement areas and rural areas and that some municipalities are experiencing no growth or declining population   <b>Various preambles and policies in Section 1.0, such as 1.1.3.1, 1.1.4, 1.1.5</b></li> <li>• New section of rural policies to support healthy, integrated and viable rural areas   <b>Policy 1.1.4</b></li> <li>• Clarify the types of uses that may occur on rural lands   <b>Policy 1.1.5</b></li> </ul>

Policy Area	Provincial Policy Statement, 2005	<b>Provincial Policy Statement, 2014 (builds upon PPS, 2005)</b>  Note: The policies referenced below are not intended to be an exhaustive list. Only the most relevant policies are identified as examples.
		<ul style="list-style-type: none"> <li>• Clarify that the studies needed to support small settlement area expansions and employment area conversions may be less complex than those required for large projects   <b>Definition of 'Comprehensive Review', Policy 1.1.4.3</b></li> <li>• Clarify that municipalities can determine the appropriate locations for required intensification and redevelopment opportunities, and that locally determined intensification targets should be based on local conditions   <b>Policies 1.1.3.3, 1.1.3.5</b></li> </ul>
<b>Economy and Employment</b>	<ul style="list-style-type: none"> <li>• Maintain diversified economic base, and range and choice of employment lands</li> <li>• Preserve planned employment areas for current and future use</li> </ul>	<ul style="list-style-type: none"> <li>• Enhance the protection for major industries and facilities from new and incompatible uses that can impact their ability to continue or expand   <b>Policy 1.2.6</b></li> <li>• Strengthen the protection of corridors for goods movement and protect employment areas in close proximity to corridors and facilities for goods movement   <b>Policies 1.3.2.3, 1.6.8</b></li> <li>• Support long-term planning for employment areas   <b>Policy 1.3.2.4</b></li> <li>• Promote investment-ready communities, place-making and mixed-use areas to support economic development   <b>Policies 1.3.1, 1.7.1</b></li> <li>• Recognize the importance of communication infrastructure, energy infrastructure and goods movement as essential components of a strong economy   <b>Policy 1.7.1</b></li> </ul>

Policy Area	Provincial Policy Statement, 2005	<b>Provincial Policy Statement, 2014 (builds upon PPS, 2005)</b>  Note: The policies referenced below are not intended to be an exhaustive list. Only the most relevant policies are identified as examples.
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>• Protect existing and future transportation corridors and do not allow incompatible uses within them</li> <li>• Provide infrastructure in a coordinated, efficient and cost-effective manner to meet projected needs</li> <li>• Sufficient land is to be made available to meet projected needs for a time horizon of up to 20 years, except where an alternate time period has been established by a provincial plan</li> </ul>	<ul style="list-style-type: none"> <li>• Strengthen the protection for provincially planned transportation corridors and promote land use compatibility for lands adjacent to planned and existing corridors   <b>Policy 1.6.8</b></li> <li>• Support the adaptive re-use of infrastructure and require consideration of life-cycle cost of infrastructure (e.g., through asset management planning)   <b>Policies 1.6.1, 1.6.3</b></li> <li>• Planning for infrastructure/public service facilities can extend beyond 20 years   <b>Policy 1.1.2</b></li> </ul>
<b>Servicing (Sewage and Water)</b>	<ul style="list-style-type: none"> <li>• Private services allowed for development of five lots or less, where sewer and water services are not provided</li> <li>• In rural areas, private services allowed for development of more than five lots</li> </ul>	<ul style="list-style-type: none"> <li>• Allow infill and minor “rounding out” in settlement areas on septic tanks and wells where sewer and water services are not provided (i.e., removes five lot limit for development on private servicing), and require development on private servicing to demonstrate it will not negatively impact surface and ground water   <b>Policies 1.6.6.4, 1.6.6.5</b></li> </ul>
<b>Climate Change</b>	<ul style="list-style-type: none"> <li>• In settlement areas, land use patterns are to be based on densities and a mix of land uses that minimize negative impacts to air quality and climate change</li> <li>• Indirectly supports climate change by promoting compact built form, intensification, stormwater management, public transit and alternative transportation, and alternative/renewable energy</li> </ul>	<ul style="list-style-type: none"> <li>• Require the consideration of potential impacts of climate change (e.g., flooding due to severe weather) to support the reduction of greenhouse gas emissions and adaptation to climate change   <b>Policy 1.8</b></li> <li>• Encourage green infrastructure (e.g., permeable surfaces) and strengthen stormwater management requirements   <b>Policies 1.6.2, 1.6.6.7</b></li> </ul>
<b>Natural Heritage, Wetlands and Water</b>	<ul style="list-style-type: none"> <li>• Maintain/restore diversity/connectivity of features, and long-term ecological function/biodiversity of</li> </ul>	<ul style="list-style-type: none"> <li>• Require identification of natural heritage systems in southern Ontario (Ecoregions 6E and 7E)   <b>Policy 2.1.3</b></li> </ul>

Policy Area	Provincial Policy Statement, 2005	<b>Provincial Policy Statement, 2014 (builds upon PPS, 2005)</b>  Note: The policies referenced below are not intended to be an exhaustive list. Only the most relevant policies are identified as examples.
	natural heritage systems <ul style="list-style-type: none"> <li>• Protect significant woodlands and valleylands south and east of the Canadian Shield</li> <li>• Protect provincially significant wetlands and significant coastal wetlands</li> <li>• Protect, improve, restore sensitive surface and ground water features and hydrological functions</li> </ul>	<ul style="list-style-type: none"> <li>• Refine area of protection of significant woodlands and valleylands in southern Ontario on an ecoregion basis   <b>Policy 2.1.5</b></li> <li>• Protect all Great Lakes coastal wetlands in Ecoregions 5E, 6E and 7E that are not already protected as significant coastal wetlands   <b>Policies 2.1.4, 2.1.5</b></li> <li>• Require identification of shoreline areas and support consideration of cumulative impacts   <b>Policy 2.2.1</b></li> <li>• Ensure consideration of environmental lake capacity, where applicable   <b>Policy 2.2.1</b></li> </ul>
<b>Agriculture</b>	<ul style="list-style-type: none"> <li>• Prime agricultural areas shall be protected for long-term use</li> <li>• Agriculture-related uses to be small scale and directly related to the farm operation</li> </ul>	<ul style="list-style-type: none"> <li>• Require designation of prime agricultural areas, further protection of agriculture from impacts of non-farm development, and support agricultural uses in rural areas   <b>Policies 2.3, 1.1.4.1, 1.1.5.8</b></li> <li>• Permit more on-farm diversified uses (e.g., agri-tourism) and provide flexibility for larger agriculture-related uses (e.g., grain dryers) to service the broader farming community   <b>Policy 2.3.2, Definitions of ‘On-farm Diversified Uses’ and ‘Agriculture-related Uses’</b></li> </ul>
<b>Mineral Aggregate Resources</b>	<ul style="list-style-type: none"> <li>• Protects some natural heritage features/areas from extraction while extraction in other features requires demonstration of no negative impact</li> <li>• Permits extraction of mineral aggregate resources in prime agricultural areas as an interim use provided that rehabilitation will be carried out</li> </ul>	<ul style="list-style-type: none"> <li>• Require identification of mineral, petroleum, and mineral aggregate resources, where provincial information is available   <b>Policies 2.4.2, 2.5.1</b></li> <li>• Support the conservation of mineral aggregate resources and comprehensive rehabilitation planning   <b>Policy 2.5.2.3</b></li> <li>• Strengthen requirements for rehabilitation of aggregate extraction sites in specialty crop areas and further limit extraction below the water table in specialty crop areas   <b>Policy 2.5.4.1</b></li> </ul>

Policy Area	Provincial Policy Statement, 2005	<b>Provincial Policy Statement, 2014 (builds upon PPS, 2005)</b> Note: The policies referenced below are not intended to be an exhaustive list. Only the most relevant policies are identified as examples.
		<ul style="list-style-type: none"> <li>Require mitigation of negative impacts wherever possible as part of rehabilitation   <b>Policy 2.5.3.1</b></li> <li>Promote ancillary recycling facilities at extraction sites (e.g., pits and quarries)   <b>Policy 2.5.2.3</b></li> </ul>
<b>Aboriginal</b>	<ul style="list-style-type: none"> <li>No reference to Aboriginal interests</li> </ul>	<ul style="list-style-type: none"> <li>Recognize Aboriginal interests in land use planning   <b>Vision</b></li> <li>Promote the conservation of cultural heritage and archaeological resources, including the use of archaeological management plans and cultural plans   <b>Policy 2.6.4</b></li> <li>Encourage coordination with Aboriginal communities   <b>Policy 1.2.2</b></li> <li>Recognize that implementation of the PPS shall be consistent with the recognition and affirmation of existing Aboriginal and treaty rights in the <i>Constitution Act, 1982</i>   <b>Policy 4.3</b></li> </ul>
<b>Integration and Implementation</b>	<ul style="list-style-type: none"> <li>PPS shall be read in its entirety and all relevant policies applied to each situation</li> <li>Implementation policies provide direction on the relationship with other legislation, regulations, policy and provincial plans</li> </ul>	<ul style="list-style-type: none"> <li>Provide more direction on how the policies should be applied and how the PPS works with provincial plans, other legislation, regulations, and policies   <b>Policies 4.10, 4.12</b></li> <li>Promote coordinated, integrated planning processes (e.g., integrated approach to <i>Planning Act</i> and <i>Environmental Assessment Act</i> processes)   <b>Policy 4.11</b></li> <li>Recognize Ontario's diversity through reference to the <i>Ontario Human Rights Code</i> and the <i>Canadian Charter of Rights and Freedoms</i>   <b>Policy 4.6</b></li> </ul>