

~~strikethrough text~~ = text to be deleted

Bolded text = text to be added

Section 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>1.1.1 Healthy, liveable and safe communities are sustained by:</p> <p>b) accommodating an appropriate market-based range and mix of residential types (including secondssingle-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p>	<p>1.1.1 Healthy, liveable and safe communities are sustained by:</p> <p>b) accommodating an appropriate market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p>	<p><u>More information is required.</u></p> <p>What does market-based range of housing mean and how is it determined?</p> <p>What are the impacts of this new policy direction on the Land Needs Assessment Methodology?</p> <p>Will the Province be releasing a revised Methodology, and if so, when?</p>
<p>1.1.1 Healthy, liveable and safe communities are sustained by:</p> <p>e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</p>	<p>1.1.1 Healthy, liveable and safe communities are sustained by:</p> <p>e) promoting the integration of land use planning, growth management, <i>transit-supportive</i> development, <i>intensification</i> and <i>infrastructure</i> planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</p>	<p><u>No comment</u></p>
<p>1.1.1 Healthy, liveable and safe communities are sustained by:</p>	<p>1.1.1 Healthy, liveable and safe communities are sustained by:</p>	<p><u>Support with revisions</u></p>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate i) preparing for the regional and local impacts of a changing climate.</p>	<p>h) promoting development and land use patterns that conserve biodiversity; and i) preparing for the regional and local <i>impacts of a changing climate</i>.</p>	<p>The increased emphasis on preparing for the impacts of a changing climate is positive but emphasis needs to be added on the need for action(s) to avoid and mitigate climate change. The policy should be rewritten to first identify the requirement to take actions to prevent climate change, and second, prepare for the impacts of climate change.</p>
<p>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 2025 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a <i>provincial plan</i>, that time frame may be used for municipalities within the area.</p> <p>Within <i>settlement areas</i>, sufficient land shall be made available through <i>intensification</i> and <i>redevelopment</i> and, if necessary, <i>designated growth areas</i>.</p> <p>Nothing in policy 1.1.2 limits the planning for <i>infrastructure</i> and <i>public service facilities</i> and employment areas beyond a 2025-year time horizon.</p>	<p>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 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a <i>provincial plan</i>, that time frame may be used for municipalities within the area.</p> <p>Within <i>settlement areas</i>, sufficient land shall be made available through <i>intensification</i> and <i>redevelopment</i> and, if necessary, <i>designated growth areas</i>.</p> <p>Nothing in policy 1.1.2 limits the planning for <i>infrastructure</i> and <i>public service facilities</i> and <i>employment areas</i> beyond a 25-year time horizon.</p>	<p><u>No comment</u></p> <p>Does not impact current long range planning exercise (GRIDS2 / MCR) which is planning to the horizon year of 2041 as per the requirements of the Growth Plan.</p>

Section 1.1.3 Settlement Areas

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>1.1.3.2 Land use patterns within <i>settlement areas</i> shall be based on: a) densities and a mix of land uses which:</p> <p>d) prepare for the <i>impacts of a changing climate</i>;</p>	<p>1.1.3.2 Land use patterns within <i>settlement areas</i> shall be based on densities and a mix of land uses which:</p> <p>d) prepare for the <i>impacts of a changing climate</i>;</p>	<p><u>Support with revisions</u></p> <p>The increased emphasis on preparing for the impacts of a changing climate is positive but emphasis needs to be added on the need for action(s) to avoid and mitigate climate change.</p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for <i>transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment</i> where this can be accommodated taking into account existing building stock or areas, including <i>brownfield sites</i>, and the availability of suitable existing or planned <i>infrastructure</i> and <i>public service facilities</i> required to accommodate projected needs.</p>	<p>1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for <i>transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment</i> where this can be accommodated taking into account existing building stock or areas, including <i>brownfield sites</i>, and the availability of suitable existing or planned <i>infrastructure</i> and <i>public service facilities</i> required to accommodate projected needs.</p>	<p><u>Revision to the policy is required.</u></p> <p>Clarification is required as to what constitutes a “significant” supply and range of housing through intensification and redevelopment? The word significant in this regard could be interpreted very broadly and is open to subjective interpretation.</p>
<p>1.1.3.6 New development taking place in <i>designated growth areas</i> should occur adjacent to the existing built-up area and shallshould have a compact form, mix of uses and densities that allow for the efficient use of land, <i>infrastructure</i> and <i>public service facilities</i>.</p>	<p>1.1.3.6 New development taking place in <i>designated growth areas</i> should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, <i>infrastructure</i> and <i>public service facilities</i>.</p>	<p><u>Do not support</u></p> <p>Policy has been weakened. Compact form and mix of densities should be a requirement (“shall”) and not be optional (“should”).</p> <p>With a change from “shall” to “should” along with recent LPAT reform, policy directions have changed from being required and implemented to “suggestions.” The LPAT will have the ability</p>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
		to consider if the suggested approach is appropriate. In many cases, this change in wording has shifted the planning from a municipal led approach to a developer led one.
<p>1.1.3.7 Planning authorities shallshould establish and implement phasing policies to ensure:</p> <p>a) that specified targets for <i>intensification</i> and <i>redevelopment</i> are achieved prior to, or concurrent with, new development within <i>designated growth areas</i>; and</p> <p>b) the orderly progression of development within <i>designated growth areas</i> and the timely provision of the <i>infrastructure</i> and <i>public service facilities</i> required to meet current and projected needs.</p>	<p>1.1.3.7 Planning authorities should establish and implement phasing policies to ensure:</p> <p>a) that specified targets for <i>intensification</i> and <i>redevelopment</i> are achieved prior to, or concurrent with, new development within <i>designated growth areas</i>; and</p> <p>b) the orderly progression of development within <i>designated growth areas</i> and the timely provision of the <i>infrastructure</i> and <i>public service facilities</i> required to meet current and projected needs.</p>	<p><u>Do not support</u></p> <p>Policy has been weakened. Phasing is an important municipal tool to address servicing, land need etc.</p> <p>With a change from “shall” to “should” along with recent LPAT reform, policy directions have changed from being required and implemented to “suggestions.” The LPAT will have the ability to consider if the suggested approach is appropriate. In many cases, this change in wording has shifted the planning from a municipal led approach to a developer led one.</p>
<p>1.1.3.8 A planning authority may identify a <i>settlement area</i> or allow the expansion of a <i>settlement area</i> boundary only at the time of a <i>comprehensive review</i> and only where it has been demonstrated that:</p> <p>a) sufficient opportunities to to accommodate growth and to satisfy market demand are not available through <i>intensification</i>, <i>redevelopment</i> and <i>designated growth areas</i> to accommodate the projected needs over the identified planning horizon;</p>	<p>1.1.3.8 A planning authority may identify a <i>settlement area</i> or allow the expansion of a <i>settlement area</i> boundary only at the time of a <i>comprehensive review</i> and only where it has been demonstrated that:</p> <p>a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through <i>intensification</i>, <i>redevelopment</i> and <i>designated growth areas</i> to accommodate the projected needs over the identified planning horizon;</p>	<p><u>More information is required.</u></p> <p>Who will determine the “market demand” and what will it be based on?</p> <p>What is the impact on land supply / requirements?</p> <p>What are the impacts of this new policy direction on the Land Needs Assessment Methodology?</p>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>1.1.3.8 A planning authority may identify a <i>settlement area</i> or allow the expansion of a <i>settlement area</i> boundary only at the time of a <i>comprehensive review</i> and only where it has been demonstrated that:</p> <p>e) impacts from new or expanding <i>settlement areas</i> on agricultural operations which are adjacent or close to the <i>settlement area</i> are avoided, and where avoidance is not possible, impacts are minimized and mitigated to the extent feasible in accordance with provincial guidelines.</p> <p>In undertaking a <i>comprehensive review</i> the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal</p>	<p>1.1.3.8 A planning authority may identify a <i>settlement area</i> or allow the expansion of a <i>settlement area</i> boundary only at the time of a <i>comprehensive review</i> and only where it has been demonstrated that:</p> <p>e) impacts from new or expanding <i>settlement areas</i> on agricultural operations which are adjacent or close to the <i>settlement area</i> are avoided, and where avoidance is not possible, impacts are minimized and mitigated to the extent feasible in accordance with provincial guidelines. In undertaking a <i>comprehensive review</i> the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal</p>	<p>Will the Province be releasing a revised Methodology, and if so, when?</p> <p><u>No comment</u></p> <p>The policy has been revised to add the requirement to avoid impacts on agricultural areas and minimize / mitigate if avoidance is not possible.</p> <p>The last sentence that has been added is already in the PPS within the definition of comprehensive review, and has simply been relocated.</p>
<p>New Policy</p>	<p>1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of <i>settlement area</i> boundaries outside a <i>comprehensive review</i> provided:</p> <p>a) there would be no net increase in land within the <i>settlement areas</i>;</p> <p>b) the adjustment would support the municipality's ability to meet <i>intensification</i></p>	<p><u>No comment</u></p> <p>This policy is similar to a policy already introduced through the 2019 Growth Plan.</p>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
	<p>and <i>redevelopment</i> targets established by the municipality;</p> <p>c) <i>prime agricultural areas</i> are addressed in accordance with 1.1.3.8 (c), (d) and (e); and</p> <p>d) the <i>settlement area</i> to which lands would be added is appropriately serviced and there is sufficient reserve <i>infrastructure</i> capacity to service the lands.</p>	

Section 1.2 Coordination

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>1.2.2 Planning authorities are encouraged to shall engage with Indigenous communities and coordinate on land use planning matters with Aboriginal communities.</p>	<p>1.2.2 Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters.</p>	<p><u>Support, but more information is needed.</u></p> <p>The Province should provide guidance material on the type, level and expectations of engagement that should be undertaken in order for a municipality to satisfy this policy.</p>

Section 1.2.6 Land Use Compatibility

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>1.2.6.1 <i>Major facilities</i> and <i>sensitive land uses</i> shouldshall be planned to ensure they are appropriately designed, buffered and/or separated from each other and developed to prevent avoid, or if avoidance is not possible, minimize and mitigate any potential</p>	<p>1.2.6.1 <i>Major facilities</i> and <i>sensitive land uses</i> shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential <i>adverse effects</i> from odour, noise and other contaminants, minimize risk to public health and safety, and</p>	<p><u>More information is needed.</u></p> <p>The City's UHOP already has policies in this regard which provide protection to both new facilities as well as sensitive uses.</p>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p><i>adverse effects</i> from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of <i>major facilities in accordance with provincial guidelines, standards and procedures.</i></p>	<p>to ensure the long-term operational and economic viability of <i>major facilities</i> in accordance with provincial guidelines, standards and procedures.</p>	<p>It is very important for both nuisance and public health protection to avoid conflict by establishing appropriate buffer areas between major facilities and sensitive land uses. Revised “provincial guidelines, standards or procedures” should be released as existing D-series guidelines on compatibility and separation of uses date from the 1990s.</p>
<p>New Policy</p>	<p>1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall ensure that the planning and <i>development of sensitive land uses</i> adjacent to existing or planned industrial, manufacturing, or other uses that are particularly vulnerable to encroachment are only permitted if:</p> <p>a) alternative locations for the proposed <i>sensitive land uses</i> have been evaluated and there are no reasonable alternative locations; and</p> <p>b) potential impacts of these uses are minimized and mitigated in accordance with provincial guidelines, standards and procedures.</p>	<p><u>More information is needed</u></p> <p>See comments above.</p>

Section 1.3 Employment

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>1.3.1 Planning authorities shall promote economic development and competitiveness by:</p> <p>a) providing for an appropriate mix and range of employment and, institutional, and mixed uses to meet long-term needs;</p>	<p>1.3.1 Planning authorities shall promote economic development and competitiveness by:</p> <p>a) providing for an appropriate mix and range of employment , institutional, and mixed uses to meet long-term needs;</p>	<p><u>No comment</u></p>
<p>1.3.1 Planning authorities shall promote economic development and competitiveness by:</p> <p>c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;</p>	<p>1.3.1 Planning authorities shall promote economic development and competitiveness by:</p> <p>c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;</p>	<p><u>No comment</u></p> <p>Economic Development already serves this function. In addition, the City’s ERASE (Environmental Remediation and Site Enhancement) program is an important tool and incentive that addresses investment and reinvestment in employment sites.</p>

Section 1.3.2 Employment Areas

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>New policy</p>	<p>1.3.2.2 At the time of the official plan review or update, planning authorities should assess <i>employment areas</i> identified in local official plans to ensure that this designation is appropriate to the planned function of the <i>employment area</i>.</p>	<p><u>No comment</u></p> <p>The City will be completing a review of employment areas as part of the MCR.</p>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
	<p><i>Employment areas</i> planned for industrial and manufacturing uses shall provide for separation or mitigation from <i>sensitive land uses</i> to maintain the long-term operational and economic viability of the planned uses and function of these areas.</p>	
<p>New policy</p>	<p>1.3.2.3 Within <i>employment areas</i> planned for industrial and manufacturing uses, planning authorities shall prohibit residential and institutional uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.</p> <p><i>Employment areas</i> planned for industrial and manufacturing uses should include an appropriate transition to adjacent non-<i>employment areas</i>.</p>	<p><u>No comment</u></p> <p>The UHOP already contains policies in this regard.</p>
<p>New policy</p>	<p>1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing <i>employment areas</i> may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally-significant by a regional economic development corporation working together with affected upper- and single- tier municipalities and subject to the following:</p>	<p><u>Do not support</u></p> <p>This policy is consistent with the direction of the Growth Plan 2019 which permits employment land conversion to occur outside of the Municipal Comprehensive Review (only within employment areas that are not identified as Provincially Significant).</p>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
	a) there is an identified need for the conversion and the land is not required for employment purposes over the long term; b) the proposed uses would not adversely affect the overall viability of the <i>employment area</i> ; and c) existing or planned <i>infrastructure and public service facilities</i> are available to accommodate the proposed uses.	
1.3.2.7 Planning authorities may plan beyond 2025 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.	1.3.2.7 Planning authorities may plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.	<u>Support</u> The increase in the planning horizon is appropriate for number of reasons, including the recognition that planning processes are complex and take time to complete, it provides more stability in the protection of employment lands, particularly when development of these lands occurs over the long term.

Section 1.4 Housing

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
1.4.1 To provide for an appropriate range and mix of housing types <i>options</i> and densities required to meet projected requirements of current and future residents of the <i>regional market area</i> , planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 40 12 years through <i>residential intensification and redevelopment</i> and, if necessary, lands	1.4.1 To provide for an appropriate range and mix of <i>housing options</i> and densities required to meet projected requirements of current and future residents of the <i>regional market area</i>, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 12 years through <i>residential intensification and redevelopment</i> and, if	<u>More information required</u> While the city currently has adequate supply to accommodate the increased forecast (12 years), a concern could arise out of the policy shift to the accommodation of “market based” demand. Depending on how “market demand” is determined, the City’s supply, by unit type, may not be adequate. As noted in response to

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>which are <i>designated and available</i> 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 <i>residential intensification and redevelopment</i>, and land in draft approved and registered plans.</p> <p>Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate <i>residential intensification and redevelopment</i>, and land in draft approved and registered plans.</p>	<p>necessary, lands which are <i>designated and available</i> 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 <i>residential intensification and redevelopment</i>, and land in draft approved and registered plans.</p> <p>Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate <i>residential intensification and redevelopment</i>, and land in draft approved and registered plans.</p>	<p>policy 1.4.3 below, more information is required.</p>
<p>1.4.3 Planning authorities shall provide for an appropriate range and mix of <i>housing types</i>requirementsoptions and densities to meet projected requirementsmarket-based needs of current and future residents of the <i>regional market area</i> by:</p> <p>a) establishing and implementing minimum targets for the provision of housing which is <i>affordable to low and moderate income households</i> and which aligns with applicable housing and homelessness plans. However,</p>	<p>1.4.3 Planning authorities shall provide for an appropriate range and mix of <i>housing options</i> and densities to meet projected market-based needs of current and future residents of the <i>regional market area</i> by:</p> <p>a) establishing and implementing minimum targets for the provision of housing which is <i>affordable to low and moderate income households</i> and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier</p>	<p><u>More information is required.</u></p> <p>What does market-based range of housing mean and how is it determined?</p> <p>What are the impacts of this new policy direction on the Land Needs Assessment Methodology?</p> <p>Will the Province be releasing a revised Methodology, and if so, when?</p>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>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;</p>	<p>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;</p>	
<p>1.4.3 b) permitting and facilitating: 1. all forms of <i>housing options</i> required to meet the social, health, economic and well- being requirements of current and future residents, including <i>special needs</i> requirements and needs arising from demographic changes and employment opportunities; and 2. all form types of <i>residential intensification</i>, including second additional residential units, and <i>redevelopment</i> in accordance with policy 1.1.3.3;</p>	<p>1.4.3 b) permitting and facilitating: 1. all <i>housing options</i> required to meet the social, health, economic and well- being requirements of current and future residents, including <i>special needs</i> requirements and needs arising from demographic changes and employment opportunities; and 2. all types of <i>residential intensification</i>, including additional residential units, and <i>redevelopment</i> in accordance with policy 1.1.3.3;</p>	<p><u>No comment</u></p>
<p>New sub-policy</p>	<p>1.4.3 e) requiring <i>transit-supportive</i> development and prioritizing <i>intensification</i>, including potential air rights development, in proximity to transit, including corridors and stations</p>	<p><u>No comment</u></p>

Section 1.6 Infrastructure and Public Service Facilities

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>1.6.1 Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, an efficient and cost-effective manner that considers prepares for the impacts from of a changing climate change while accommodating projected needs. Planning for infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:</p> <p>a) financially viable over their life cycle, which may be demonstrated through asset management planning; and</p> <p>b) available to meet current and projected needs.</p>	<p>1.6.1 <i>Infrastructure and public service facilities</i> shall be provided in an efficient manner that prepares for the <i>impacts of a changing climate</i> while accommodating projected needs. Planning for <i>infrastructure, and public service facilities</i> shall be coordinated and integrated with land use planning and growth management so that they are:</p> <p>a) financially viable over their life cycle, which may be demonstrated through asset management planning; and</p> <p>b) available to meet current and projected needs.</p>	<p><u>Support with revisions</u></p> <p>Although this policy change is largely language changes only, the PPS does not include policies that identify measures municipalities need to take to fight climate change. This policy could be strengthened by requiring infrastructure / public service facilities to be provided in a manner that mitigates / avoids climate change.</p>

Section 1.6.6 Sewage, Water and Stormwater

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>1.6.6.1 Planning for <i>sewage and water services</i> shall:</p> <p>a) direct and accommodate expected forecasted growth or development in a manner that promotes the efficient use and optimization of existing: 1. <i>municipal sewage services and municipal water services</i>; and</p>	<p>1.6.6.1 Planning for <i>sewage and water services</i> shall:</p> <p>a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: 1. <i>municipal sewage services and municipal water services</i>; and</p>	<p><u>Do Not Support</u></p> <p>The City does not support the use of private communal systems. This requirement is contrary to the current direction of the Rural Hamilton Official Plan (RHOP) which does not support the use of private communal services</p>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
2. <i>private communal sewage services and private communal water services</i> , where <i>municipal sewage services and municipal water services</i> are not available or feasible ;	2. <i>private communal sewage services and private communal water services</i> , where <i>municipal sewage services and municipal water services</i> are not available or feasible;	due to financial risk to the municipality should these systems fail. .
1.6.6.1 Planning for <i>sewage and water services</i> shall: b) ensure that these systems are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. prepares for the impacts of a changing climate ; 3. is feasible, and financially viable and complies with all regulatory requirements over their lifecycle ; and 4. protects human health and safety , and the natural environment;	1.6.6.1 Planning for <i>sewage and water services</i> shall: b) ensure that these systems are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. prepares for the <i>impacts of a changing climate</i> ; 3. is feasible and financially viable over their lifecycle; and 4. protects human health and safety, and the natural environment;	<u>Support with revisions</u> This policy could be strengthened by requiring the provision of such services in a manner that mitigates / avoids climate change.
1.6.6.1 Planning for <i>sewage and water services</i> shall: e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where <i>municipal sewage services and municipal water services</i> are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.	1.6.6.1 Planning for <i>sewage and water services</i> shall: e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where <i>municipal sewage services and municipal water services</i> are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.	<u>Do Not Support</u> See the comments respecting policy 1.6. 6.1 a).
1.6.6.2 <i>Municipal sewage services and municipal water services</i> are the preferred form	1.6.6.2 <i>Municipal sewage services and municipal water services</i> are the preferred	<u>No comment</u>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>of servicing for <i>settlement areas</i> to support protection of the environment and minimize potential risks to human health and safety. Intensification and redevelopment Within <i>settlement areas</i> onwith existing <i>municipal sewage services</i> and <i>municipal water services</i> should, intensification and redevelopment shall be promoted, wherever feasible to optimize the use of the services.</p>	<p>form of servicing for <i>settlement areas</i> to support protection of the environment and minimize potential risks to human health and safety. Within <i>settlement areas</i> with existing <i>municipal sewage services</i> and <i>municipal water services</i>, <i>intensification and redevelopment</i> shall be promoted wherever feasible to optimize the use of the services.</p>	
<p>1.6.6.3 Where <i>municipal sewage services</i> and <i>municipal water services</i> are not providedavailable, municipalities may allow the use of planned or feasible <i>private communal sewage services</i> and <i>private communal water services</i> are the preferred form of servicing for multi- unit/lot development to support protection of the environment and minimize potential risks to human health and safety.</p>	<p>1.6.6.3 Where <i>municipal sewage services</i> and <i>municipal water services</i> are not available, planned or feasible <i>private communal sewage services</i> and <i>private communal water services</i> are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.</p>	<p><u>Do not support.</u> See the comments respecting policy 1.6.6.1.a).</p>
<p>1.6.6.4 Where <i>municipal sewage services</i> and <i>municipal water services</i> or <i>private communal sewage services</i> and <i>private communal water services</i> are not providedavailable, planned or feasible, <i>individual on-site sewage services</i> and <i>individual on-site water services</i> may be used provided that site conditions are suitable for the long-term provision of such services with no <i>negative impacts</i>. In <i>settlement areas</i>, theseindividual on-site sewage services and individual on-site water services may only be used for infilling and minor rounding out of existing development.</p>	<p>1.6.6.4 Where <i>municipal sewage services</i> and <i>municipal water services</i> or <i>private communal sewage services</i> and <i>private communal water services</i> are not available, planned or feasible, <i>individual on-site sewage services</i> and <i>individual on-site water services</i> may be used provided that site conditions are suitable for the long-term provision of such services with no <i>negative impacts</i>. In <i>settlement areas</i>, <i>individual on-site sewage services</i> and <i>individual on-site water services</i> may be used for infilling and minor rounding out of existing development.</p>	<p><u>Do Not Support in part</u> Staff do not support tying assessments that determine the long term impacts of individual on-site services on the health and character of Rural Settlement Areas (RSAs) to the OP reviews or updates. The length of time that it would take would be longer than the time needed to complete the OP Review. More information is required Additional details are required to determine what is the extent of the assessments, who</p>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>At the time of the official plan review or update, planning authorities should assess the long-term impacts of <i>individual on-site sewage services</i> and <i>individual on-site water services</i> on the environmental health and the character of rural <i>settlement areas</i>. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of <i>individual on-site sewage services</i> and <i>individual on-site water services</i> on the environmental health and the desired character of rural <i>settlement areas</i> and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.</p>	<p>At the time of the official plan review or update, planning authorities should assess the long-term impacts of <i>individual on-site sewage services</i> and <i>individual on-site water services</i> on the environmental health and the character of rural <i>settlement areas</i>. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of <i>individual on-site sewage services</i> and <i>individual on-site water services</i> on the environmental health and the desired character of rural <i>settlement areas</i> and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.</p>	<p>pays and what is the impact on guidance on this requirement is needed</p>
<p>1.6.6.5 <i>Partial services</i> shall only be permitted in the following circumstances:</p> <p>a) where they are necessary to address failed <i>individual on-site sewage services</i> and <i>individual on-site water services</i> in existing development; or</p> <p>b) within <i>settlement areas</i>, to allow for infilling and minor rounding out of existing development on <i>partial services</i> provided that site conditions are suitable for the long-term provision of such services with no <i>negative impacts</i>.</p> <p>Where <i>partial services</i> have been provided to address failed services in accordance</p>	<p>1.6.6.5 <i>Partial services</i> shall only be permitted in the following circumstances:</p> <p>a) where they are necessary to address failed <i>individual on-site sewage services</i> and <i>individual on-site water services</i> in existing development; or</p> <p>b) within <i>settlement areas</i>, to allow for infilling and minor rounding out of existing development on <i>partial services</i> provided that site conditions are suitable for the long-term provision of such services with no <i>negative impacts</i>.</p>	<p><u>Support, with qualifications</u></p> <p>Updated guidelines are required from the MECP to assist municipalities with identifying and evaluation negative impact.</p>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>with subsection (a), infilling on existing lots of record in <i>rural areas</i> in municipalities may be permitted where this would represent a logical and financially viable connection to the existing <i>partial service</i> and provided that site conditions are suitable for the long-term provision of such services with no <i>negative impacts</i>. In accordance with subsection (a), the extension of <i>partial services</i> into <i>rural areas</i> is only permitted to address failed <i>individual on-site sewage</i> and <i>individual on-site water services</i> for existing development.</p>	<p>Where <i>partial services</i> have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in <i>rural areas</i> in municipalities may be permitted where this would represent a logical and financially viable connection to the existing <i>partial service</i> and provided that site conditions are suitable for the long-term provision of such services with no <i>negative impacts</i>. In accordance with subsection (a), the extension of <i>partial services</i> into <i>rural areas</i> is only permitted to address failed <i>individual on-site sewage</i> and <i>individual on-site water services</i> for existing development.</p>	
<p>1.6.6.7 Planning for stormwater management shall:</p> <p>a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;</p> <p>New sub-policy</p>	<p>1.6.6.7 Planning for stormwater management shall:</p> <p>a) be integrated with planning for <i>sewage and water services</i> and ensure that systems are optimized, feasible and financially viable over the long term;</p>	<p><u>No comment</u></p>
<p>1.6.6.7 Planning for stormwater management shall:</p> <p>c) minimize erosion and changes in water balance, and erosion prepare for the impacts of a changing climate through the effective management of stormwater;</p>	<p>1.6.6.7 Planning for stormwater management shall:</p> <p>c) minimize erosion and changes in water balance, and prepare for the <i>impacts of a changing climate</i> through the effective management of stormwater;</p>	<p><u>Support with revisions</u></p> <p>This policy could be strengthened by requiring planning for stormwater management in a manner that mitigates / avoids climate change.</p>
<p>1.6.6.7 Planning for stormwater management shall:</p>	<p>1.6.6.7 Planning for stormwater management shall:</p>	<p><u>No comment</u></p>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
d) not increase mitigate risks to human health and, safety and, property damage and the environment ;	d) mitigate risks to human health, safety, property and the environment;	
1.6.6.7 Planning for stormwater management shall: f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency , and low impact development.	1.6.6.7 Planning for stormwater management shall: f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.	<u>No comment</u>

Section 1.6.7 Transportation Systems

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
1.6.7.2 Efficient use shall should be made of existing and planned <i>infrastructure</i> , including through the use of <i>transportation demand management</i> strategies, where feasible.	1.6.7.2 Efficient use should be made of existing and planned <i>infrastructure</i> , including through the use of <i>transportation demand management</i> strategies, where feasible.	<u>Do not support</u> The policy should remain as a 'shall' direction.
1.6.7.5 Transportation and land use considerations shall be integrated at all stages of the planning process.	Policy deleted in its entirety	<u>Do Not support</u> This policy should be retained. The consideration of land use decisions and transportation are critical in decision making processes to support strong function communities that are efficiently serviced and financially sustainable.

Section 1.6.8 Transportation and Infrastructure Corridors

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
New policy	1.6.8.5 The co-location of linear <i>infrastructure</i> should be promoted, where appropriate.	<u>No comment</u>

Section 1.6.10.1 Waste Management

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
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.	1.6.10.1 <i>Waste management systems</i> 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.	<u>No comment</u> It is not clear why this sentence would be removed.

Section 1.6.11 Energy Supply

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems to accommodate current and projected needs.	1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and <i>renewable energy systems and alternative energy systems</i> to accommodate current and projected needs.	<u>No comment</u> Combined with previous policy 1.6.11.2 below.
1.6.11.2 Planning authorities should promote renewable energy systems and alternative	Policy deleted in its entirety	<u>No comment</u>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
energy systems . where feasible, in accordance with provincial and federal requirements.		Intent of policy has been captured in revised policy 1.6.11.1 above.

Section 1.7 Long-Term Economic Prosperity

Proposed Policy Change	Revised Policy	Staff Comments & Suggested Modifications
1.7.1 Long-term economic prosperity should be supported by: b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;	1.7.1 Long-term economic prosperity should be supported by: b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of <i>housing options</i> for a diverse workforce;	<u>More information is required.</u> What does dynamic market-based range of housing mean and how is it determined? What are the impacts of this new policy direction on the Land Needs Assessment Methodology? Will the Province be releasing a revised Methodology, and if so, when?
1.7.1 Long-term economic prosperity should be supported by: i) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and promoting maintaining and improving the sustainability of agri-food network and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts;	1.7.1 Long-term economic prosperity should be supported by: i) sustaining and enhancing the viability of the <i>agricultural system</i> through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the <i>agri-food network</i>	<u>No comment</u> Policy has been reworded but intent remains the same. Reflects language of Growth Plan and Greenbelt Plan using "Agricultural system".
1.7.1 Long-term economic prosperity should be supported by:	1.7.1 Long-term economic prosperity should be supported by:	<u>No comment</u>

Proposed Policy Change	Revised Policy	Staff Comments & Suggested Modifications
j) promoting energy conservation and providing opportunities for development of renewable increased energy supply systems and alternative energy systems , including district energy	j) promoting energy conservation and providing opportunities for increased energy supply	The intent of this policy is captured in policy 1.6.11.1 above.

Section 1.8 Energy Conservation, Air Quality and Climate Change

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for impacts of a changing climate change adaptation through land use and development patterns which: e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;	1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for <i>impacts of a changing climate</i> through land use and development patterns which: e) encourage <i>transit-supportive</i> development and <i>intensification</i> to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;	<u>Support with revisions</u> The increased emphasis on preparing for the impacts of a changing climate is positive. However, greater emphasis on the need to take actions to prevent / fight climate change is required, as opposed to simply responding to impacts.
1.8.1 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	1.8.1 f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation;	<u>No comment</u> The intent of this policy is captured in policy 1.6.11.1 above.

Section 2.1 Natural Heritage

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
New policy	<p>2.1.10 Municipalities may choose to manage <i>wetlands</i> not subject to policy 2.1.4 and 2.1.5, in accordance with guidelines developed by the Province.</p> <p>New policy</p>	<p><u>Support, but more information is needed.</u></p> <p>This policy appears to be addressing a gap in the policy related to protecting non-significant wetlands. Staff support this approach as it is important to recognize the importance ecological role of non-significant wetlands. However, the policy is not clear. What does “manage wetlands” refer to? More information is required.</p>

Section 2.2 Water

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
New policy 2.2.1 c)	<p>2.2.1 Planning authorities shall protect, improve or restore the <i>quality and quantity of water</i> by:</p> <p>c) <i>evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;</i></p>	<p><u>Support with revisions</u></p> <p>The policy needs to be rewritten to identify the need to protect and conserve the water resource system as an important component in the fight against climate change.</p>

Section 2.3 Agriculture

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
2.3.2 Planning authorities shall designate <i>prime agricultural areas</i> and <i>specialty crop areas</i> in accordance with guidelines developed by the Province, as amended from time to time.	2.3.2 Planning authorities shall designate <i>prime agricultural areas</i> and <i>specialty crop areas</i> in accordance with guidelines	<u>No comment</u>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>Planning authorities are encouraged to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.</p>	<p>developed by the Province, as amended from time to time. Planning authorities are encouraged to use an <i>agricultural system</i> approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the <i>agri-food network</i>.</p>	<p>The “agricultural system” approach has already been established through the Greenbelt Plan and Growth Plan.</p>
<p>2.3.3.3 New land uses, in prime agricultural areas, including the creation of lots, and new or expanding livestock facilities shall comply with the <i>minimum distance separation formulae</i>.</p>	<p>2.3.3.3 New land uses, in <i>prime agricultural areas</i>, including the creation of lots, and new or expanding livestock facilities shall comply with the <i>minimum distance separation formulae</i>.</p>	<p><u>No comment</u> Clarification only. MDS also applies to rural lands through existing policy 1.1.5.9.</p>
<p>2.3.6.1 Planning authorities may only permit non-agricultural uses in <i>prime agricultural areas</i> for:</p> <p>a) extraction of <i>minerals, petroleum resources</i> and <i>mineral aggregate resources</i>, in accordance with policies 2.4 and 2.5; or b) limited non-residential uses, provided that all of the following are demonstrated:</p> <ol style="list-style-type: none"> 1. the land does not comprise a <i>specialty crop area</i>; 2. the proposed use complies with the <i>minimum distance separation formulae</i>; 2. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and 	<p>2.3.6.1 Planning authorities may only permit non-agricultural uses in <i>prime agricultural areas</i> for:</p> <p>a) extraction of <i>minerals, petroleum resources</i> and <i>mineral aggregate resources</i>; or b) limited non-residential uses, provided that all of the following are demonstrated:</p> <ol style="list-style-type: none"> 1. the land does not comprise a <i>specialty crop area</i>; 2. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to accommodate the proposed use; and ... 	<p><u>Do not Support</u></p> <p>There are sensitive lands uses, other than residential, that could locate in the rural area that should be subject to MDS. The application of MDS setbacks is intended to provide protection to the agricultural community when a new sensitive land use is introduced.</p> <p>Any lands required for non-residential uses should be designated as Rural in the RHOP. The reference to the word designated should be retained so applications to the Committee of adjustment or a rezoning application cannot be approved without the need for an OPA. Further, it will assist in the long term protection of prime agricultural lands for their intended purpose.</p>

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
2.3.6.2 Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be avoided, and where avoidance is not possible, minimized and mitigated to the extent feasible and informed by provincial guidelines.	2.3.6.2 Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be avoided, and where avoidance is not possible, minimized and mitigated to the extent feasible and informed by provincial guidelines.	<u>No comment.</u>

Section 2.5 Mineral Aggregate Resources

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>2.5.2.2 Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.</p> <p>Outside of the <i>Greenbelt Area</i>, extraction may be considered in the natural heritage features listed in section 2.1.5, 2.1.6 and 2.1.7, provided that the long-term rehabilitation can demonstrate no <i>negative impacts</i> on the natural features or their <i>ecological functions</i>.</p>	<p>2.5.2.2 Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.</p> <p>Outside of the <i>Greenbelt Area</i>, extraction may be considered in the natural heritage features listed in section 2.1.5, 2.1.6 and 2.1.7, provided that the long-term rehabilitation can demonstrate no <i>negative impacts</i> on the natural features or their <i>ecological functions</i>.</p>	<p><u>Do not support</u></p> <p>This policy allows mineral aggregate extraction to be considered in certain natural heritage features (except for coastal wetlands and Provincially Significant Wetlands in southern Ontario) provided the long-term rehabilitation can demonstrate no negative impacts.</p> <p>Staff do not support the addition of this policy since:</p> <ol style="list-style-type: none"> 1. it is unclear as to what 'long term rehabilitation' means; 2. it will disrupt or destroy the natural heritage system and functions of this area with a promise to restore the features sometime in the future (e.g. 25 years); and,

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
		3. This policy no longer provides a balance between heritage protection and the need for aggregate resources.
<p>2.5.2.4 <i>Mineral aggregate operations</i> shall be protected from <i>development</i> 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 <i>mineral aggregate operations</i> shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the <i>Planning Act</i>. Where the <i>Aggregate Resources Act</i> applies, processes under the <i>Aggregate Resources Act</i> shall address the depth of extraction of new or existing <i>mineral aggregate operations</i> or their expansions. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.</p>	<p>2.5.2.4 <i>Mineral aggregate operations</i> shall be protected from <i>development</i> 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 <i>mineral aggregate operations</i> shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the <i>Planning Act</i>. Where the <i>Aggregate Resources Act</i> applies, processes under the <i>Aggregate Resources Act</i> shall address the depth of extraction of new or existing <i>mineral aggregate operations</i> or their expansions. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.</p>	<p><u>No comment</u></p>

Section 2.6 Cultural Heritage and Archaeology

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>2.6.5 Planning authorities shall engage with Indigenous communities and consider the their interests of Aboriginal communities in conserving when identifying, protecting and managing cultural heritage and archaeological resources.</p>	<p>2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.</p>	<p><u>More information required.</u></p> <p>To ensure that engagement is meaningful and productive and there is a consistent approach amongst municipalities, staff suggest the Province provide guidelines or direction on the</p>

		type, level and expectations of engagement that should be undertaken for a municipality to satisfy this policy.
--	--	---

Section 3.1 Natural Hazards

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
3.1.3 Planning authorities shall consider prepare for the potential impacts of a <i>changing climate</i> change that may increase the risk associated with natural hazards.	3.1.3 Planning authorities shall prepare for the <i>impacts of a changing climate</i> that may increase the risk associated with natural hazards.	<u>Support with revisions</u> The increased emphasis on preparing for the impacts of a changing climate is positive. However, greater emphasis on mitigation / prevention of climate change is required throughout the policies (see previous comments).

Section 3.2 Human-Made Hazards

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
New policy	3.2.3 Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.	<u>No comment</u>

Section 4.0 Implementation and Interpretation

Proposed Policy Change	New/Revised Policy	Staff Comments & Suggested Modifications
<p>New policy</p>	<p>4.7 Planning authorities shall take action to support increased housing supply and facilitate a timely and streamlined process for local development by:</p> <p>a) identifying and fast-tracking priority applications which support housing and job-related growth and development; and b) reducing the time needed to process residential and priority applications to the extent practical.</p>	<p><u>Do not support</u></p> <p>All applications are a 'priority' so the City has been using an Open for Business approach for several years including streamlining all planning processes, assigning special staff teams to process large commercial and industrial site plans, providing guidelines (e.g. tree protection guidelines, etc.) to ensure applicants understand what the City requires.</p>
<p>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.</p>	<p>Policy deleted in its entirety.</p>	<p><u>Do not support</u></p> <p>This policy is an important implementation direction that should not be removed from this Section.</p> <p>The importance of retaining this policy is even more important because the language of many policies have been revised to change from "shall" to "should".</p>
<p>4.9 Municipalities are encouraged to establish performance indicators to monitor and report on the implementation of the policies in their official plans, in accordance with any reporting requirements, data standards and any other guidelines that may be issued by the Minister.</p>	<p>4.9 Municipalities are encouraged to monitor and report on the implementation of the policies in their official plans, in accordance with any reporting requirements, data standards and any other guidelines that may be issued by the Minister.</p>	<p><u>More information is required.</u></p> <p>Until reporting requirements and data standards are released by the Province, it is difficult to evaluate the impact of this policy change.</p>

Section 6.0 Definitions

Proposed Definition Change	New/Revised Definition	Staff Comments
<p>New Definition – Agricultural system</p>	<p>Agricultural System: A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components: a) an agricultural land base comprised of <i>prime agricultural areas</i>, including <i>specialty crop areas</i>, and <i>rural lands</i> that together create a continuous productive land base for agriculture; and b) an <i>agri-food network</i> which includes <i>infrastructure</i>, services, and assets important to the viability of the agri- food sector.</p>	<p><u>Support</u></p> <p>Consistent with Greenbelt Plan and Growth Plan</p>
<p>New Definition – Agri-food network</p>	<p>Agri-food network: Within the <i>Agricultural System</i>, a network that includes elements important to the viability of the agri-food sector such as regional <i>infrastructure</i> and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.</p>	<p><u>Support</u></p> <p>Consistent with Greenbelt Plan and Growth Plan</p>
<p>Areas of archaeological potential: means areas with the likelihood to contain <i>archaeological resources</i>. Methods Criteria to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The <i>Ontario Heritage Act</i> requires archaeological potential to be confirmed by a licensed archaeologist</p>	<p>Areas of archaeological potential: means areas with the likelihood to contain <i>archaeological resources</i>. Criteria to identify archaeological potential are established by the Province. The <i>Ontario Heritage Act</i> requires archaeological potential to be confirmed by a licensed archaeologist through archaeological assessment and/or fieldwork.</p>	<p><u>No comment</u></p>

Proposed Definition Change	New/Revised Definition	Staff Comments
through archaeological assessment and/or fieldwork.		
<p>Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal Indigenous community. Most built heritage resources are generally located on property that has been designated under Parts IV or V of the <i>Ontario Heritage Act</i>, or has been included on local, provincial, federal and/or federal international registers.</p>	<p>Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Most built heritage resources are located on property that has been designated under Parts IV or V of the <i>Ontario Heritage Act</i>, or has been included on local, provincial, federal and/or international registers.</p>	<p><u>No comment</u></p> <p>Note: The Greenbelt Plan and Growth Plan maintain the previous definition. The Provincial Plans should have consistent definitions.</p>
<p>Conserved: means the identification, protection, management and use of <i>built heritage resources, cultural heritage landscapes</i> and <i>archaeological resources</i> in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved or adopted by the planning authority or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.</p>	<p>Conserved: means the identification, protection, management and use of <i>built heritage resources, cultural heritage landscapes</i> and <i>archaeological resources</i> in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved or adopted by the planning authority or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.</p>	<p><u>More information is required.</u></p> <p>The removal of the wording “under the Ontario Heritage Act” establishes more options to conserve heritage resources than formal designation under the Ontario Heritage Act. While adding flexibility to conserve each heritage resource on a case by case basis, this may also weaken a municipality’s ability to formally protect heritage resources over the long term. Clarity is required on the intent of this change.</p> <p>Note: The Greenbelt Plan and Growth Plan maintain the previous definition. The Provincial Plans should have consistent definitions.</p>
<p>Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having</p>	<p>Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as</p>	<p><u>No comment</u></p>

Proposed Definition Change	New/Revised Definition	Staff Comments
<p>cultural heritage value or interest by a community, including an AberiginalIndigenous community. The area may involveinclude features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designatedCultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the <i>Ontario Heritage Act</i> villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by, or have been included on federal and/or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site) registers, or protected through official plan, zoning by-law, or other land use planning mechanisms.</p>	<p>having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. <i>Cultural heritage landscapes</i> may be properties that have been determined to have cultural heritage value or interest under the <i>Ontario Heritage Act</i>, or have been included on federal and/or international registers, or protected through official plan, zoning by-law, or other land use planning mechanisms.</p>	<p>Note: The Greenbelt Plan and Growth Plan maintain the previous definition. The Provincial Plans should have consistent definitions.</p>
<p>Endangered species: means a species that is listed or categorizedclassified as an “Endangered Species” on the Ontario Ministry of Natural Resources’ official Species at Risk in Ontario List, as updated and amended from time to time.</p>	<p>Endangered species: means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.</p>	<p><u>No comment</u> Similar to definition in the Greenbelt Plan.</p>
<p>Habitat of endangered species and threatened species: means) habitat within</p>	<p>Habitat of endangered species and threatened species: means-habitat within the</p>	<p><u>No comment</u></p>

Proposed Definition Change	New/Revised Definition	Staff Comments
<p>the meaning of Section 2 of the Endangered Species Act, 2007</p> <p>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) is in force, the area prescribed by that regulation as the habitat of the species; or</p> <p>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</p> <p>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.</p>	<p>meaning of Section 2 of the Endangered Species Act, 2007.</p>	<p>Note: although the intent is the same, the Greenbelt Plan maintains the previous definition. The Provincial Plans should have consistent definitions.</p>
<p>Heritage attributes: means the principal features or elements that contribute to a <i>protected heritage property's</i> cultural heritage value or interest, and that must be retained.</p> <p>Attributes may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including e.g. significant views or vistas to or from a <i>protected heritage property</i>)</p>	<p>Heritage attributes: means the principal features or elements that contribute to a <i>protected heritage property's</i> cultural heritage value or interest, and that must be retained.</p> <p>Attributes may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a <i>protected heritage property</i>)</p>	<p><u>Do not support</u></p> <p>The added wording of "must be retained" increases ambiguity.</p> <p>This definition of "heritage attributes" is not consistent with the definition in the Ontario Heritage Act (including the changes introduced from Bill 108) as the Ontario Heritage Act does not include the statement "must be retained". Furthermore, the Ontario Heritage Act enables</p>

Proposed Definition Change	New/Revised Definition	Staff Comments
		Municipal Council to consent to applications for the alteration of heritage attributes, thus, heritage attributes may not always be fully retained. Adding the “must be retained” wording may limit Council’s ability to review and consider applications for alterations.
New Definition – Housing Options	Housing options: means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi- residential buildings and uses such as, but not limited to life lease housing, co- ownership housing, co-operative housing, community land trusts, <i>affordable</i> housing, housing for people with <i>special needs</i> , and housing related to employment, institutional or educational uses.	<u>No comment on the definition</u> No comment on the definition does not imply that staff support the policy framework where the term is used.
New Definition – Impacts of changing climate	Impacts of a changing climate: means the potential for present and future consequences and opportunities from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.	<u>Support with revisions</u> Staff suggest removing the words “potential for” and the words “and opportunities” which appear to downplay the significance of climate change which is already occurring. The definition would read: Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including

Proposed Definition Change	New/Revised Definition	Staff Comments
		extreme weather events and increased climate variability.
<p>Major facilities: means facilities which may require separation from <i>sensitive land uses</i>, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, <i>rail facilities</i>, <i>marine facilities</i>, sewage treatment facilities, <i>waste management systems</i>, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.</p>	<p>Major facilities: means facilities which may require separation from <i>sensitive land uses</i>, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, <i>rail facilities</i>, <i>marine facilities</i>, sewage treatment facilities, <i>waste management systems</i>, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.</p>	<u>No comment</u>
<p>Municipal sewage services: means a sewage works within the meaning of section 1 of the <i>Ontario Water Resources Act</i> that is owned or operated by a municipality, including centralized and decentralized systems.</p>	<p>Municipal sewage services: means a sewage works within the meaning of section 1 of the <i>Ontario Water Resources Act</i> that is owned or operated by a municipality, including centralized and decentralized systems.</p>	<u>No comment</u>
<p>Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the <i>Safe Drinking Water Act, 2002</i>, including centralized and decentralized systems.</p>	<p>Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the <i>Safe Drinking Water Act, 2002</i>, including centralized and decentralized systems.</p>	<u>No comment</u>
<p>Negative impacts: means a) in regard to policy 1.6.6.4 and 1.6.6.5, potential risks to human health and safety and degradation to the <i>quality and quantity of water, sensitive surface water features and sensitive ground water features</i>, and their related <i>hydrologic functions</i>, due to single, multiple or successive <i>development</i>. <i>Negative impacts</i> should be assessed through environmental studies including</p>	<p>Negative impacts: means a) in regard to policy 1.6.6.4 and 1.6.6.5, potential risks to human health and safety and degradation to the <i>quality and quantity of water, sensitive surface water features and sensitive ground water features</i>, and their related <i>hydrologic functions</i>, due to single, multiple or successive <i>development</i>. <i>Negative impacts</i> should be assessed through environmental studies including</p>	<p><u>Support, with qualifications</u></p> <p>MECP Guidelines (which date from 1996) need to be updated to assist municipalities with evaluating negative impacts.</p> <p>Note: The Greenbelt Plan and Growth Plan maintain the previous definition. The Provincial Plans should have consistent definitions.</p>

Proposed Definition Change	New/Revised Definition	Staff Comments
hydrogeological or water quality impact assessments, in accordance with provincial standards; ...	hydrogeological or water quality impact assessments, in accordance with provincial standards; ...	
On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. <i>On-farm diversified uses</i> include, but are not limited to, home occupations, home industries, <i>agri-tourism uses</i> , and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas and specialty crop areas only as on-farm diversified uses.	On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. <i>On-farm diversified uses</i> include, but are not limited to, home occupations, home industries, <i>agri-tourism uses</i> , and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in <i>prime agricultural areas</i> and <i>specialty crop areas</i> only as <i>on-farm diversified uses</i> .	<u>No comment</u> Note: The Greenbelt Plan and Growth Plan maintain the previous definition. The Provincial Plans should have consistent definitions.
Partial services: means a) <i>municipal sewage services</i> or <i>private communal sewage services</i> and combined with individual on- site water services ; or b) <i>municipal water services</i> or <i>private communal water services</i> and combined with individual on-site sewage services.	Partial services: means a) <i>municipal sewage services</i> or <i>private communal sewage services</i> combined with <i>individual on- site water services</i> ; or b) <i>municipal water services</i> or <i>private communal water services</i> combined with <i>individual on-site sewage services</i> .	<u>No comment</u> Clarification only.
Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through <i>provincial plans</i> , preferred alignment(s) determined through the <i>Environmental Assessment Act</i> process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing the identification of a corridor. Approaches for the protection of	Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through <i>provincial plans</i> , preferred alignment(s) determined through the <i>Environmental Assessment Act</i> process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing the identification of a corridor. Approaches for the protection of	<u>No comment</u> Consistent with Growth Plan, 2019

Proposed Definition Change	New/Revised Definition	Staff Comments
<i>planned corridors</i> may be recommended in guidelines developed by the Province.	<i>planned corridors</i> may be recommended in guidelines developed by the Province.	
Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long- term care services , and cultural services. <i>Public service facilities</i> do not include <i>infrastructure</i> .	Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long- term care services, and cultural services. <i>Public service facilities</i> do not include <i>infrastructure</i> .	<u>No comment</u> Note: The Greenbelt Plan and Growth Plan maintain the previous definition. The Provincial Plans should have consistent definitions.
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 <i>brownfield sites</i> ; b) the development of vacant or underutilized lots within previously developed areas; c) infill development ; d) development and introduction of new housing options within previously developed areas; e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second additional residential units and, rooming houses, and other housing options.	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 <i>brownfield sites</i> ; b) the development of vacant or underutilized lots within previously developed areas; c) infill development ; d) development and introduction of new <i>housing options</i> within previously developed areas; e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other <i>housing options</i> .	<u>No comment</u>

Proposed Definition Change	New/Revised Definition	Staff Comments
<p>Significant: means e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act. National and international criteria are established by the certifying bodies for the important contribution they make to our understanding of the history of a place, an event, or a people</p>	<p>Significant: means e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes for determining cultural heritage value or interest are established by the Province under the authority of the <i>Ontario Heritage Act</i>. National and international criteria are established by the certifying bodies</p>	<p><u>Support, with revisions</u></p> <p>The wording of this added sentence is ambiguous and its intent needs to be clarified.</p> <p>The word “processes” may be the wrong word and possibly should be “criteria”. A “criteria” would help to determine if a resource has cultural heritage value while a “process” would indicate how to arrive at its recognition.</p>
<p>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 <i>special needs</i> housing may include, but are not limited to, long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.</p>	<p>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 <i>special needs</i> housing may include, but are not limited to, long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.</p>	<p><u>No comment</u></p>
<p>Threatened species: means a species that is listed or categorized classified as a “Threatened Species” on the Ontario Ministry of Natural Resources’ official Species at Risk in Ontario List, as updated and amended from time to time.</p>	<p>Threatened species: means a species that is classified as a “Threatened Species” on the Species at Risk in Ontario List, as updated and amended from time to time.</p>	<p><u>No comment</u></p> <p>Similar to definition in Greenbelt Plan.</p>
<p>Transit-supportive: in regard to land use patterns, means development that makes</p>	<p>Transit-supportive: in regard to land use patterns, means development that makes</p>	<p><u>No comment</u></p>

Proposed Definition Change	New/Revised Definition	Staff Comments
<p>transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the <i>transportation system</i>. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.</p>	<p>transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the <i>transportation system</i>. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.</p>	<p>Note: The Growth Plan maintain the previous definition. The Provincial Plans should have consistent definitions.</p>