## Comparison of the Provincial Policy Statement, 2005 with the new Provincial Policy Statement, 2014

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Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
TABLE OF CONTENTS	TABLE OF CONTENTS
Part I: Preamble	Part I: Preamble
Part II: Legislative Authority	Part II: Legislative Authority
Part III: How to Read the Provincial	Part III: How to Read the Provincial
Policy Statement	Policy Statement
Part IV: Vision for Ontario's Land Use	Part IV: Vision for Ontario's Land Use
Planning System	Planning System
Part V: Policies	Part V: Policies
1.0 Building Strong Communities	1.0 Building Strong <u>Healthy</u>
	Communities
1.1 Managing and Directing Land Use to	1.1 Managing and Directing Land Use to
Achieve Efficient Development and Land	Achieve Efficient and Resilient
Use Patterns	Development and Land Use Patterns
Settlement Areas	Settlement Areas
Rural Areas in Municipalities	Rural Areas in Municipalities
Rural Areas in Territory Without	Rural Areas in Territory Without
Municipal Organization	Municipal Organization
1.2 Coordination	1.2 Coordination
	Land Use Compatibility
1.3 Employment Areas	1.3 Employment
	Employment Areas
1.4 Housing	1.4 Housing
1.5 Public Spaces, Parks and Open	1.5 Public Spaces, Recreation, Parks,
Space	Trails and Open Space
1.6 Infrastructure and Public Service	1.6 Infrastructure and Public Service
Facilities	Facilities
Sewage and Water	Sewage <u>, and</u> Water <u>, and</u>
	<u>Stormwater</u>
Transportation Systems	Transportation Systems
Transportation and	Transportation and
Infrastructure Corridors	Infrastructure Corridors
Airports	Airports, Rail and Marine Facilities
Waste Management	Waste Management
1 7 Lang Tages Faces are in December to	Energy Supply
1.7 Long-Term Economic Prosperity	1.7 Long-Term Economic Prosperity
1.8 Energy and Air Quality	1.8 Energy Conservation, and Air Quality
2.0 Wise Use and Management of	and Climate Change  2.0 Wise Use and Management of
2.0 Wise Use and Management of Resources	Resources
2.1 Natural Heritage 2.2 Water	2.1 Natural Heritage 2.2 Water
2.2 Water 2.3 Agriculture	2.2 Water 2.3 Agriculture
2.4 Minerals and Petroleum	2.4 Minerals and Petroleum
2.4 Minerals and Petroleum 2.5 Mineral Aggregate Resources	2.5 Mineral Aggregate Resources
2.6 Cultural Heritage and Archaeology	2.6 Cultural Heritage and Archaeology
3.0 Protecting Public Health and	3.0 Protecting Public Health and
Safety	Safety
3.1 Natural Hazards	3.1 Natural Hazards
3.2 Human-made Hazards	3.2 Human-made Hazards
4.0 Implementation and	4.0 Implementation and
4.0 Implementation and	4.0 implementation and



Dravinsial Daliay Statement 2005	Dravincial Dalies Statement 2014
Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
Interpretation	Interpretation
5.0 Figure 1	5.0 Figure 1
6.0 Definitions	6.0 Definitions
Part I: Preamble	Part I: Preamble
The Provincial Policy Statement provides policy	The Provincial Policy Statement provides policy
direction on matters of provincial interest	direction on matters of provincial interest
related to land use planning and development.	related to land use planning and development.
As a key part of Ontario's policy-led planning	As a key part of Ontario's policy-led planning
system, the Provincial Policy Statement sets the	· ·
policy foundation for regulating the	policy foundation for regulating the
development and use of land. It also supports	development and use of land. It also supports
the provincial goal to enhance the quality of life	
for the citizens of Ontario.	for the citizens of Ontarioall Ontarians.
The Provincial Policy Statement provides for	The Provincial Policy Statement provides for
appropriate development while protecting	appropriate development while protecting
resources of provincial interest, public health	resources of provincial interest, public health
and safety, and the quality of the natural	and safety, and the quality of the natural and
environment. The Provincial Policy Statement	built environment. The Provincial Policy
supports improved land use planning and	Statement supports improved land use planning
management, which contributes to a more effective and efficient land use planning system	and management, which contributes to a more
The policies of the Provincial Policy Statement	<ul> <li>effective and efficient land use planning system.</li> <li>The policies of the Provincial Policy Statement</li> </ul>
may be complemented by provincial plans or by	
locally-generated policies regarding matters of	locally-generated policies regarding matters of
municipal interest. Provincial plans and	municipal interest. Provincial plans and
municipal official plans provide a framework for	
comprehensive, integrated and long-term	comprehensive, integrated, place-based and
planning that supports and integrates the	long-term planning that supports and integrates
principles of strong communities, a clean and	the principles of strong communities, a clean
healthy environment and economic growth, for	and healthy environment and economic growth,
the long term.	for the long term.
Land use planning is only one of the tools for	Land use planning is only one of the tools for
implementing provincial interests. A wide range	
of legislation, regulations, policies and	of legislation, regulations, policies and
programs may also affect planning matters, and	
assist in implementing these interests.	assist in implementing these interests.
Part II: Legislative Authority	Part II: Legislative Authority
The Provincial Policy Statement is issued under	The Provincial Policy Statement is issued under
the authority of Section 3 of the <i>Planning Act</i>	the authority of Section 3 of the <i>Planning Act</i>
and came into effect on March 1, 2005. It	and came into effect on March 1, 2005. It
applies to all applications, matters or proceedings commenced on or after March 1,	applies to all applications, matters or proceedings commenced on or after March 1,
2005.	2005 April 30, 2014.
In respect of the exercise of any authority that	In respect of the exercise of any authority that
affects a planning matter, Section 3 of the	affects a planning matter, Section 3 of the
Planning Act requires that decisions affecting	Planning Act requires that decisions affecting
planning matters "shall be consistent with"	planning matters "shall be consistent with"
policy statements issued under the Act.	policy statements issued under the Act.



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
Part III: How to Read the	Part III: How to Read the
Provincial Policy Statement	Provincial Policy Statement
A policy-led planning system recognizes and	AThe provincial policy-led planning system
addresses the complex inter-relationships	recognizes and addresses the complex inter-
among environmental, economic and social	relationships among environmental, economic
factors in land use planning. The Provincial Policy Statement supports a comprehensive,	and social factors in land use planning. The Provincial Policy Statement supports a
integrated and long-term approach to planning,	comprehensive, integrated and long-term
and recognizes linkages among policy areas.	approach to planning, and recognizes linkages
and recognizes initiages among policy areas.	among policy areas.
	Read the Entire Provincial Policy
	Statement
The Provincial Policy Statement is more than a	The Provincial Policy Statement is more than a
set of individual policies. It is intended to be	set of individual policies. It is intended to be
read in its entirety and the relevant policies are	read in its entirety and the relevant policies are
to be applied to each situation. A decision-	to be applied to each situation. When more than
maker should read all of the relevant policies as	one policy is relevant, Aa decision-maker should
if they are specifically cross-referenced with	readconsider all of the relevant policies to
each other.	understand how they work together as if they
	are specifically cross-referenced with each
	other. The language of each policy, including
	the Implementation and Interpretation policies,
	will assist decision-makers in understanding
While specific policies sometimes refer to other	how the policies are to be implemented. While specific policies sometimes refer to other
policies for ease of use, these cross-references	policies for ease of use, these cross-references
do not take away from the need to read the	do not take away from the need to read the
Provincial Policy Statement as a whole.	Provincial Policy Statement as a whole.
Part IV, Vision for Ontario's Land Use Planning	Part IV, Vision for Ontario's Land Use Planning
System, provides the context for applying the	System, provides the context for applying the
Provincial Policy Statement. Implementation	Provincial Policy Statement. Implementation
issues are addressed in the Implementation and	issues are addressed in the Implementation and
Interpretation section.	Interpretation section.
	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".



Provincial Policy Statement, 2005	Provincial Policy Statement 2014
Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
	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 polices 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.
	<u>Defined Terms and Meanings</u>
Except for references to legislation which are	Except for references to legislation which are
traditionally italicized, italicized terms in the	traditionally-italicized, other italicized terms in
Provincial Policy Statement are defined in the	the Provincial Policy Statement are defined in
Definitions section. For other terms, the normal	the Definitions section. For other non-italicized
meaning of the word applies. Terms may be	terms, the normal meaning of the word applies.
italicized only in specific policies; for these	Terms may be italicized only in specific policies;
terms, the defined meaning applies where they	for these terms, the defined meaning applies
are italicized and the normal meaning applies	where they are italicized and the normal
where they are not italicized. Defined terms in	meaning applies where they are not italicized.
the Definitions section are intended to capture	Defined terms in the Definitions section are
both singular and plural forms of these terms in	intended to capture both singular and plural
the policies.	forms of these terms in the policies.
There is no implied priority in the order in which	There is no implied priority in the order in which
i i i j	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
the policies appear.	the policies appear.
	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	Part IV: Vision for Ontario's Land
Use Planning System	Use Planning System
The long-term prosperity and social well-being	The long-term prosperity and social well-being
of Ontarians depend on maintaining strong	of Ontarians dependOntario depends upon
communities, a clean and healthy environment	planning for on maintaining strong, sustainable
and a strong economy.	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,	Ontario is a vast province with diverse urban,
rural and northern communities which may face	rural and northern communities which may face
different challenges related to diversity in	different challenges related to diversity in
population levels, economic activity, pace of	population-levels, economic activity, pace of
growth and physical and natural conditions.	growth and physical and natural conditions.
Some areas face challenges related to	Some areas face challenges related to
maintaining population and diversifying their	maintaining population and diversifying their
economy, while other areas face challenges	economy, while other areas face challenges
related to accommodating and managing the	related to accommodating and managing the
development and population growth which is	development and population growth which is
occurring, while protecting important resources	occurring, while protecting important resources



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
and the quality of the natural environment.	and the quality of the natural environment.
The Provincial Policy Statement reflects this	Ontario's rich cultural diversity is one of its
diversity and is based on good planning	distinctive and defining features. The Provincial
principles that apply in communities across	Policy Statement reflects this Ontario's
Ontario.	
Unitario.	diversity, which includes the histories and
	cultures of Aboriginal peoples, and is based on
	good 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	The Provincial Policy Statement focuses growth
within settlement areas and away from	and development within urban and rural
significant or sensitive resources and areas	settlement areas while supporting the viability
which may pose a risk to public health and	of rural areas. and away from significant or
safety. It recognizes that the wise management	sensitive resources and areas which may pose a
of development may involve directing,	risk to public health and safety. It recognizes
promoting or sustaining growth. Land use must	that the wise management of development land
be carefully managed to accommodate	use change may involve directing, promoting or
appropriate development to meet the full range	sustaining growthdevelopment. Land use must
of current and future needs, while achieving	be carefully managed to accommodate
efficient development patterns.	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	Efficient development patterns optimize the use
of land, resources and public investment in	of land, resources and public investment in
infrastructure and public service facilities. These	infrastructure and public service facilities. These
land use patterns promote a mix of housing,	land use patterns promote a mix of housing,
employment, parks and open spaces, and	including affordable housing, employment,
transportation choices that facilitate pedestrian	recreation, parks and open spaces, and
mobility and other modes of travel. They also	transportation choices that facilitate pedestrian
support the financial well-being of the Province	mobility and increase the use of active
and municipalities over the long term, and	transportation and transit before other modes
minimize the undesirable effects of	of travel. They also support the financial well-
development, including impacts on air, water	being of the Province and municipalities over
and other resources. Strong, liveable and	the long term, and minimize the undesirable
healthy communities enhance social well-being	effects of development, including impacts on
and are economically and environmentally	air, water and other resources. Strong, liveable
sound.	and healthy communities <u>promote and enhance</u>
Souria.	human health and social well-being, and are
	economically and environmentally sound, and
	are resilient to climate change.
The Dravingo's natural haritage recourses	
The Province's natural heritage resources,	The Province's natural heritage resources, water
water, agricultural lands, mineral resources,	resources, including the Great Lakes,
and cultural heritage and archaeological	agricultural resources <del>lands</del> , mineral resources,
resources provide important environmental,	and cultural heritage and archaeological
economic and social benefits. The wise use and	resources provide important environmental,



	Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
	management of these resources over the long	economic and social benefits. The wise use and
	term is a key provincial interest. The Province	management of these resources over the long
	must ensure that its resources are managed in	term is a key provincial interest. The Province
	a sustainable way to protect essential ecological	must ensure that its resources are managed in
	processes and public health and safety,	a sustainable way to conserve biodiversity,
	minimize environmental and social impacts, and	protect essential ecological processes and public
	meet its long-term needs.	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	It is equally important to protect the overall
	health and safety of the population. The	health and safety of the population. The
	Provincial Policy Statement directs development	Provincial Policy Statement directs development
	away from areas of natural and human-made	away from areas of natural and human-made
	hazards, where these hazards cannot be	hazards <del>, where these hazards cannot be</del>
	mitigated. This preventative approach supports	mitigated. This preventative approach supports
	provincial and municipal financial well-being	provincial and municipal financial well-being
	over the long term, protects public health and	over the long term, protects public health and
	safety, and minimizes cost, risk and social	safety, and minimizes cost, risk and social
	disruption.	disruption.
	Taking action to conserve land and resources	Taking action to conserve land and resources
	avoids the need for costly remedial measures to	avoids the need for costly remedial measures to
	correct problems and supports economic and	correct problems and supports economic and
	environmental principles.	environmental principles.
	Strong communities, a clean and healthy	Strong communities, a clean and healthy
	environment and a strong economy are	environment and a strong economy are
	inextricably linked. Long-term prosperity,	inextricably linked. Long-term prosperity,
	environmental health and social well-being	human and environmental health and social
	should take precedence over short-term	well-being should take precedence over short-
L	considerations.	term considerations.
	The fundamental principles set out in the	The fundamental principles set out in the
	Provincial Policy Statement apply throughout	Provincial Policy Statement apply throughout
	Ontario, despite regional variations. To support	Ontario <del>, despite regional variations</del> . To support
	our collective well-being, now and in the future,	our collective well-being, now and in the future,
	all land use must be well managed.	all land use must be well managed.
	The Vision for Ontario's Land Use Planning	The Vision for Ontario's Land Use Planning
	System may be further articulated through	System may be further articulated through
	planning direction for specific areas of the	<del>planning direction for specific areas of the</del>
	Province issued through provincial plans, such	Province issued through provincial plans, such
	as those plans created under the Niagara	as those plans created under the Niagara
	Escarpment Planning and Development Act and	Escarpment Planning and Development Act and
	the Oak Ridges Moraine Conservation Act,	the Oak Ridges Moraine Conservation Act,
	2001, which are approved by the Lieutenant	2001, which are approved by the Lieutenant
	Governor in Council or the Minister of Municipal	Governor in Council or the Minister of Municipal
١Ļ	Affairs and Housing.	Affairs and Housing.
	Part V: Policies	Part V: Policies
	1.0 BUILDING STRONG COMMUNITIES	1.0 BUILDING STRONG <u>HEALTHY</u> COMMUNITIES
ıŀ	Ontario's long-term prosperity, environmental	Ontario is a vast province with urban, rural, and
П	health and social well-being depend on wisely	northern communities with diversity in
	managing change and promoting efficient land	population, economic activities, pace of growth,
	manaama chanae ana bidilidilia emilientilalia	- DODAHATIOH, ECONOMIC ACTIVITIES, DACE OF ALOWITI 1



Pr	ovincial Policy Statement, 2005	Pr	ovincial Policy Statement, 2014
	e and development patterns. Efficient land		vice levels and physical and natural
	e and development patterns. Emelent land		nditions. Ontario's long-term prosperity,
	eable and healthy communities, protect the		vironmental health and social well-being
	vironment and public health and safety, and		pend on wisely managing change and
	ilitate economic growth.		omoting efficient land use and development
140	intate economic growth.	•	tterns. Efficient land use and development
			tterns support sustainability by promoting
			ong, liveable, and healthy and resilient
			mmunities, protecting the environment and
			blic health and safety, and facilitatinge
`			onomic growth.
Acc	cordingly:		cordingly:
1.1	I MANAGING AND DIRECTING LAND USE	1.1	I MANAGING AND DIRECTING LAND USE
	ACHIEVE EFFICIENT DEVELOPMENT		ACHIEVE EFFICIENT AND RESILIENT
	ID LAND USE PATTERNS		VELOPMENT AND LAND USE PATTERNS
	I.1 Healthy, liveable and safe communities		1.1 Healthy, liveable and safe communities
are	e sustained by:		e sustained by:
a)	promoting efficient development and land	a)	promoting efficient development and land
	use patterns which sustain the financial		use patterns which sustain the financial
	well-being of the Province and municipalities		well-being of the Province and municipalities
	over the long term;		over the long term;
(b)	accommodating an appropriate range and	b)	accommodating an appropriate range and
	mix of residential, employment (including		mix of residential (including second units,
	industrial, commercial and institutional		affordable housing and housing for older
	uses), recreational and open space uses to		persons), employment (including industrial
	meet long-term needs;		and, commercial) and institutional
			(including places of worship, cemeteries and
			long-term care homes uses), recreational,
l			park and open space, and other uses to
<u></u>	avoiding development and land use patterns	c)	meet long-term needs; avoiding development and land use patterns
c)	which may cause environmental or public	C)	which may cause environmental or public
	health and safety concerns;		health and safety concerns;
d)	avoiding development and land use patterns	d)	avoiding development and land use patterns
u)	that would prevent the efficient expansion	u)	that would prevent the efficient expansion
	of settlement areas in those areas which are		of settlement areas in those areas which are
	adjacent or close to settlement areas;		adjacent or close to settlement areas;
e)	promoting cost-effective development	e)	promoting cost-effective development
=	standards to minimize land consumption	ر	patterns and standards to minimize land
'	and servicing costs;		consumption and servicing costs;
f)	improving accessibility for persons with	f)	improving accessibility for persons with
	disabilities and the elderly by removing	<b>–</b>	disabilities and older persons and the elderly
	and/or preventing land use barriers which		by identifying, preventing and removing
	restrict their full participation in society; and		and/or preventing land use barriers which
	1 1 3/1		restrict their full participation in society; and
g)	ensuring that necessary infrastructure and	g)	ensuring that necessary infrastructure,
	public service facilities are or will be	٠,	electricity generation facilities and
	available to meet current and projected		transmission and distribution systems, and
	needs		public service facilities are or will be
L			available to meet current and projected
			1 <i>2</i>



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
	needs <u>; and</u>
	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	1.1.2 Sufficient land shall be made available
through intensification and redevelopment and,	through intensification and redevelopment and,
if necessary, designated growth areas, to	if necessary, designated growth areas, to
accommodate an appropriate range and mix of	accommodate an appropriate range and mix of
employment opportunities, housing and other	employment opportunities, housing and other
land uses to meet projected needs for a time	land uses to meet projected needs for a time
horizon of up to 20 years. However, where an	horizon of up to 20 years. However, where an
alternate time period has been established for	alternate time period has been established for
specific areas of the Province as a result of a	specific areas of the Province as a result of a
provincial planning exercise or a <i>provincial plan</i> ,	provincial planning exercise or a <i>provincial plan</i> ,
that time frame may be used for municipalities	that time frame may be used for municipalities
within the area.	within the area.
	Within <i>settlement</i> 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	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
1.1.3.1 Settlement areas shall be the focus of	minimize unnecessary public expenditures.  1.1.3.1 Settlement areas shall be the focus of
growth and their vitality and regeneration shall	
, , ,	growth and development, and their vitality and
be promoted.  1.1.3.2 Land use patterns within <i>settlement</i>	regeneration shall be promoted.  1.1.3.2 Land use patterns within settlement
areas shall be based on:	areas shall be based on:
a) densities and a mix of land uses which:	a) densities and a mix of land uses which:
1. efficiently use land and resources;	1. efficiently use land and resources;
2. are appropriate for, and efficiently	2. are appropriate for, and efficiently
use, the <i>infrastructure</i> and <i>public</i>	use, the <i>infrastructure</i> and <i>public</i>



Provincial Policy Statement 2005	Provincial Policy Statement, 2014
Provincial Policy Statement, 2005	
service facilities which are planned	service facilities which are planned or available, and avoid the need for
or available, and avoid the need for	l ·
their unjustified and/or	their unjustified and/or
uneconomical expansion; and	uneconomical expansion; and
3. minimize negative impacts to air	3. minimize negative impacts to air
quality and climate change, and	quality and climate change, and
promote energy efficiency in	promote energy efficiency-in
accordance with policy 1.8;	accordance with policy 1.8;
	4. support active transportation;
	5. <u>are <i>transit-supportive</i></u> , where
	transit is planned, exists or may be developed; and
and	6. are <i>freight-supportive</i> ; and
b) a range of uses and opportunities for	b) a range of uses and opportunities for
intensification and redevelopment in	intensification and redevelopment in
accordance with the criteria in policy	accordance with the criteria in policy
1.1.3.3.	1.1.3.3, where this can be accommodated.
1.1.3.3 Planning authorities shall identify and	1.1.3.3 Planning authorities shall identify
promote opportunities for <i>intensification</i> and	appropriate locations and promote opportunities
redevelopment where this can be	for <i>intensification</i> and <i>redevelopment</i> where this
accommodated taking into account existing	can be accommodated taking into account
building stock or areas, including <i>brownfield</i>	existing building stock or areas, including
sites, and the availability of suitable existing or	brownfield sites, and the availability of suitable
planned <i>infrastructure</i> and <i>public service</i>	existing or planned <i>infrastructure</i> and <i>public</i>
facilities required to accommodate projected	service facilities required to accommodate
needs.	projected needs.
Intensification and redevelopment shall be	Intensification and redevelopment shall be
directed in accordance with the policies of	directed in accordance with the policies of
Section 2: Wise Use and Management of	Section 2: Wise Use and Management of
Resources and Section 3: Protecting Public	Resources and Section 3: Protecting Public
Health and Safety.	Health and Safety.
1.1.3.4 Appropriate development standards	1.1.3.4 Appropriate development standards
should be promoted which facilitate	should be promoted which facilitate
intensification, redevelopment and compact	intensification, redevelopment and compact
form, while maintaining appropriate levels of	form, while maintaining appropriate levels of
public health and safety.	avoiding or mitigating risks to public health and
	safety.
1.1.3.5 Planning authorities shall establish and	1.1.3.5 Planning authorities shall establish and
implement minimum targets for intensification	implement minimum targets for intensification
and redevelopment within built-up areas.	and redevelopment within built-up areas, based
However, where provincial targets are	on local conditions. However, where provincial
established through provincial plans, the	targets are established through provincial plans,
provincial target shall represent the minimum	the provincial target shall represent the
target for affected areas.	minimum target for affected areas.
1.1.3.6 Planning authorities shall establish and	1.1.3.6 Planning authorities shall establish and
implement phasing policies to ensure that	implement phasing policies to ensure that
specified targets for <i>intensification</i> and	specified targets for intensification and
redevelopment are achieved prior to, or	redevelopment are achieved prior to, or
concurrent with, new development within	concurrent with, new development within
designated growth areas.	designated growth areas. [**NOTE: MOVED



1.1.3.7 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.  1.1.3.8 Planning authorities shall establish and implement phasing policies to ensure  1.1.3.8 Planning authorities shall establish and implement phasing policies to ensure  1.1.3.9 Planning authorities shall establish and implement phasing policies to ensure  1.1.3.9 Planning authorities shall establish and implement phasing policies to ensure  1.1.3.9 Planning authorities shall establish and implement phasing policies to ensure  1.1.3.9 Planning authorities shall establish and implement phasing policies to ensure:  2. The orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities equired to meet current and projected needs.  1.1.3.9 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:  2.) Sufficient opportunities for growth areas to accommodate the projected needs over the identified planning horizon:  2.) Sufficient opportunities for growth areas to accommodate the projected needs over the identified planning horizon:  2.) Sufficient opportunities for growth areas to accommodate the projected needs over the identified planning horizon:  2.) In prime agricultural areas:  1. The lands do not comprise specialty crop areas;  2. In the lands do not comprise specialty crop areas;  2. In the lands do not comprise specialty crop areas;  2. In the lands do not comprise specialty crop areas;  2. In the lands do not comprise specialty crop areas;  3. The lands do not comprise specialty crop areas;  3. The lands do not comprise specialty crop areas;  3. The lands do not comprise specialty crop areas;  3. The lands do not comprise specialty c	Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
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2. there are no reasonable alternatives which avoid prime agricultural areas; and  3. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and  d) the new or expanding settlement area is in compliance with the minimum distance	[]	alternative locations have been
which avoid prime agricultural areas; and  3. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and  agricultural areas; and  ii. there are no reasonable alternatives on lower priority agricultural lands in agricultural lands in prime agricultural areas; and  d) the new or expanding settlement area is in compliance with the minimum distance		
which avoid prime agricultural areas; and  3. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and  agricultural areas; and  ii. there are no reasonable alternatives on lower priority agricultural lands in agricultural lands in prime agricultural areas; and  d) the new or expanding settlement area is in compliance with the minimum distance	2. there are no reasonable alternatives	i. there are no reasonable
and  3. there are no reasonable alternatives on lower priority agricultural areas; and  agricultural areas; and  ii. there are no reasonable alternatives on lower priority agricultural lands in agricultural lands in prime agricultural areas; and  d) the new or expanding settlement area is in compliance with the minimum distance		
3. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and agricultural areas; and agricultural areas; and d) the new or expanding settlement area is in compliance with the minimum distance	·	•
on lower priority agricultural lands in prime agricultural areas; and agricultural lands in prime agricultural areas; and agricultural areas; and agricultural areas; and agricultural areas; and d) the new or expanding settlement area is in compliance with the minimum distance	3. there are no reasonable alternatives	
prime agricultural areas; and agricultural lands in prime agricultural areas; and d) the new or expanding settlement area is in compliance with the minimum distance	on lower priority agricultural lands in	
agricultural areas; and d) the new or expanding settlement area is in compliance with the minimum distance		, ,
d) <u>the new or expanding settlement area is</u> in compliance with the <u>minimum distance</u>		
in compliance with the minimum distance		
<u>separation formulae; and</u>		separation formulae; and
d) impacts from new or expanding <u>e)</u> impacts from new or expanding	d) impacts from new or expanding	e) impacts from new or expanding



Dravingial Daliay Statement 2005	Dravingial Daliay Statement 2014
Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
settlement areas on agricultural operations	settlement areas on agricultural operations
which are adjacent or close to the	which are adjacent or close to the
settlement area are mitigated to the extent	settlement area are mitigated to the extent
feasible.	feasible.
In determining the most appropriate direction	In determining the most appropriate direction
for expansions to the boundaries of settlement	for expansions to the boundaries of settlement
areas or the identification of a settlement area	areas or the identification of a settlement area
by a planning authority, a planning authority	by a planning authority, a planning authority
shall apply the policies of Section 2: Wise Use	shall apply the policies of Section 2: Wise Use
and Management of Resources and Section 3:	and Management of Resources and Section 3:
Protecting Public Health and Safety.	Protecting Public Health and Safety.
1.1.4 Rural Areas in Municipalities	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 predominantly
	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;
	- And a morning and accept
	b) promoting regeneration, including the
	redevelopment of brownfield sites;
	redevelopment of brownield sites;
	c) accommodating an appropriate range and
	mix of housing in rural settlement areas;
	all an an important the consequent
	d) encouraging the conservation and
	redevelopment of existing rural housing stock
	on rural lands;
	e) using rural infrastructure and public service



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
Frovincial Folicy Statement, 2003	facilities efficiently;
	identites emelerity,
	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
	coological belieffts provided by flature, 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 <i>rural</i> 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.
1.1.4.1 In rural areas located in municipalities:	1.1.4.15.2 In On rural areas lands located in
	municipalities <u>.</u> ÷
a) permitted uses and activities shall relate to	a) permitted uses and activities shall relate to
the management or use of resources, resource-	are:
based recreational activities, limited residential	a) the management or use of resources;
development and other rural land uses;	<u>b)</u> resource-based recreational activities uses
	(including recreational dwellings);-
	c) limited residential development;
	d) home occupations and home industries;



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
Provincial Policy Statement, 2005	
	e) cemeteries; and f) other rural land uses.;
a) regrestional tourism and other acanomic	1.1.5.3 Recreational, tourism and other
g) recreational, tourism and other economic	economic opportunities should be promoted.
opportunities should be promoted.	
d) development that is compatible with the	1.1.5.4 Development that is compatible with
rural landscape and can be sustained by rural	the rural landscape and can be sustained
service levels should be promoted;	by rural service levels should be promoted.
b) development shall be appropriate to the	1.1.5.5 dDevelopment shall be appropriate to
infrastructure which is planned or available, and	the <i>infrastructure</i> which is planned or available,
avoid the need for the unjustified and/or	and avoid the need for the unjustified and/or
uneconomical expansion of this <i>infrastructure</i> ;	uneconomical expansion of this <i>infrastructure</i>
f) opportunities should be retained to locate	1.1.5.6 Opportunities should be retained to
new or expanding land uses that require	locate new or expanding land uses that require
separation from other uses; and	separation from other uses <u>.</u> ; and
e) locally-important agricultural and resource	1.1.5.7 Opportunities to support a diversified
areas should be designated and protected by	rural economy should be promoted by
directing non-related development to areas	protecting locally-importantagricultural and
where it will not constrain these uses;	other_resource_related usesareas should be
	designated and protected by and directing non-
	related development to areas where it will not
	minimize constraints on these uses.÷
	1.1.5.8 Agricultural uses, agriculture-related
	uses, on-farm diversified uses and normal farm
	practices should be protected and promoted in
	accordance with provincial standards.
c) new land uses, including the creation of lots,	1.1.5.9 nNew land uses, including the creation
and new or expanding livestock facilities, shall	of lots, and new or expanding livestock
comply with the <i>minimum distance separation</i>	facilities, shall comply with the <i>minimum</i>
formulae;	distance separation formulae <u>.</u> ;
1.1.5 Rural Areas in Territory Without	1.1. <del>5</del> <u>6</u> Rural Areas in Territory Without
Municipal Organization	Municipal Organization
1.1.5.1 In <i>rural areas</i> located in territory	1.1. <del>5</del> 6.1 In On rural areas lands located in
without municipal organization, the focus of	territory without municipal organization, the
development activity shall be activities and land	focus of development activity shall be activities
uses related to the management or use of	and land uses related to the sustainable
resources and resource-based recreational	management or use of resources and resource-
activities.	based recreational activitiesuses (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 <i>infrastructure</i> .
1.1.5.2 The establishment of new permanent	1.1.5.26.3 The establishment of new permanent
townsites shall not be permitted.	townsites shall not be permitted.
1.1.5.3 In areas adjacent to and surrounding	1.1.5.36.4 In areas adjacent to and surrounding
municipalities, only development that is related	municipalities, only development that is related
to the management or use of resources and	to the <u>sustainable</u> management or use of
resource-based recreational activity shall be	resources and resource-based recreational
permitted unless:	activity uses (including recreational dwellings)
permitted diffess.	shall be permitted. Other uses may only be
1	i shan be permitted. Other uses may only be



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
,	permitted if-unless:
<ul> <li>a) the area forms part of a planning area;</li> <li>and</li> </ul>	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
b) it has been determined, as part of a comprehensive review, that the impacts of growth will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions and/or the Province.	c) it has been determined, as part of a comprehensive review, that the impacts of growth 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 COORDINATION
1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, or which cross lower, single and/or upper-tier municipal boundaries, including:	1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, or which across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:
<ul> <li>a) managing and/or promoting growth and development;</li> </ul>	<ul> <li>a) managing and/or promoting growth and development;</li> </ul>
	b) <u>economic development strategies;</u>
<ul> <li>b) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;</li> </ul>	c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
c) infrastructure, public service facilities and waste management systems;	d) infrastructure, electricity generation facilities and transmission and distribution systems, multi-nodal transportation systems, public service facilities and waste management systems;
<ul> <li>d) ecosystem, shoreline and watershed related issues;</li> </ul>	e) ecosystem, shoreline, and watershed and Great Lakes related issues;
e) natural and human-made hazards; and	f) natural and human-made hazards; <del>and</del>
f) population, housing and employment projections, based on <i>regional market areas</i> .	g) population, housing and employment projections, based on <i>regional market</i> 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
	<ul><li>communities.</li><li>1.2.3 Planning authorities should coordinate</li></ul>
	emergency management and other economic, environmental and social planning
	The second secon



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
Trovincial Foncy Statement, 2005	considerations to support efficient and resilient
	communities.
1.2.2 Where planning is conducted by an	1.2.4 Where planning is conducted by an
upper-tier municipality, the upper-tier	upper-tier municipality, the upper-tier
municipality in consultation with lower-tier	municipality in consultation with lower-tier
municipality in consultation with lower-fiel municipalities shall:	municipalities shall:
a) identify, coordinate and allocate	a) identify, coordinate and allocate
population, housing and employment	population, housing and employment
projections for lower-tier municipalities.	projections for lower-tier municipalities.
Allocations and projections by upper-tier	Allocations and projections by upper-tier
municipalities shall be based on and	municipalities shall be based on and
reflect <i>provincial plans</i> where these	reflect <i>provincial plans</i> where these
exist;	exist;
b) identify areas where growth will be	b) identify areas where growth or
directed, including the identification of	<u>development</u> will be directed, including
nodes and the corridors linking these	the identification of nodes and the
nodes;	corridors linking these nodes;
c) identify targets for <i>intensification</i> and	c) identify targets for <i>intensification</i> and
redevelopment within all or any of the	redevelopment within all or any of the
lower-tier municipalities, including	lower-tier municipalities, including
minimum targets that should be met	minimum targets that should be met
before expansion of the boundaries of	before expansion of the boundaries of
settlement areas is permitted in	settlement areas is permitted in
accordance with policy 1.1.3.9;	accordance with policy 1.1.3.98;
d) where transit corridors exist or are to be	d) where transit corridors exist or are to be
developed, identify density targets for	developed, identify density targets for
areas adjacent or in proximity to these	areas adjacent or in proximity to these
corridors, including minimum targets	corridors, including minimum targets
that should be met before expansion of	that should be met before expansion of
the boundaries of settlement areas is	the boundaries of settlement areas is
permitted in accordance with policy	permitted in accordance with policy
1.1.3.9; and	1.1.3. <del>9</del> <u>8</u> ; and
e) identify and provide policy direction for	e) identify and provide policy direction for
the lower-tier municipalities on matters	the lower-tier municipalities on matters
that cross municipal boundaries.	that cross municipal boundaries.
1.2.3 Where there is no upper-tier municipality,	1.2.3 5 Where there is no upper-tier
planning authorities shall ensure that policy	municipality, planning authorities shall ensure
1.2.2 is addressed as part of the planning	that policy 1.2. <del>2</del> is addressed as part of the
process, and should coordinate these matters	planning process, and should coordinate these
with adjacent planning authorities.	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. [**NOTE: MOVED
	FROM 1.7.1.e]
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Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
1.3 EMPLOYMENT AREAS	1.3 EMPLOYMENT AREAS
1.3.1 Planning authorities shall promote	1.3.1 Planning authorities shall promote
economic development and competitiveness by:	economic development and competitiveness by:
a) providing for an appropriate mix and	a) providing for an appropriate mix and
range of employment (including	range of employment (including
industrial, commercial and institutional	industrial, commercial and institutional
uses) to meet long-term needs;	uses) to meet long-term needs;
<ul> <li>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;</li> </ul>	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) planning for, protecting and preserving	c) <del>planning for, protecting and preserving</del>
employment areas for current and	employment areas for current and
future uses; and	future uses; [**NOTE: MOVED BELOW TO 1.3.2.1**]
	encouraging compact, mixed-use
	development that incorporates
	compatible employment uses to support
	liveable and resilient communities; and
d) ensuring the necessary infrastructure is	d) ensuring the necessary infrastructure is
provided to support current and	provided to support current and
projected needs.	projected needs.
1.3.2	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.
Planning authorities may permit conversion of	1.3.2.2 Planning authorities may permit
lands within <i>employment areas</i> to non-	conversion of lands within <i>employment areas</i> to
employment uses through a comprehensive	non-employment uses through a <i>comprehensive</i>
review, only where it has been demonstrated	review, only where it has been demonstrated
that the land is not required for employment	that the land is not required for employment
purposes over the long term and that there is a	purposes over the long term and that there is a
need for the conversion.	need for the conversion.
	1.3.2.3 Planning authorities shall protect
	employment areas in proximity to major goods
	<u>movement facilities and corridors for</u> 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 HOUSING
<b>1.4.1</b> To provide for an appropriate range of	1.4.1 To provide for an appropriate range and
housing types and densities required to meet	mix of housing types and densities required to
0 31	



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
projected requirements of current and future	meet projected requirements of current and
residents of the <i>regional market area</i> identified	
in policy 1.4.3, planning authorities shall:	identified in policy 1.4.3, planning authorities
mpanay mana prama granter and a second	shall:
a) maintain at all times the ability to	a) maintain at all times the ability to
accommodate residential growth for a	accommodate residential growth for a
minimum of 10 years through resident	ial minimum of 10 years through residential
intensification and redevelopment and,	if <i>intensification</i> and <i>redevelopment</i> and, if
necessary, lands which are designated	
and available for residential	and available for residential
development; and	development; and
b) maintain at all times where new	b) maintain at all times where new
development is to occur, land with	development is to occur, land with
servicing capacity sufficient to provide	
least a 3 year supply of residential unit	
available through lands suitably zoned	units available through lands suitably
to facilitate residential intensification	zoned to facilitate residential
and <i>redevelopment</i> , and land in draft	intensification and redevelopment, and
approved and registered plans.	land in draft approved and registered
	plans.
1.4.2 Where planning is conducted by an	<b>1.4.2</b> Where planning is conducted by an upper-tier municipality:
upper-tier municipality:  a) the land and unit supply maintained by	
the lower-tier municipality identified in	the lower-tier municipality identified in
policy 1.4.1 shall be based on and	policy 1.4.1 shall be based on and
reflect the allocation of population and	reflect the allocation of population and
units by the upper-tier municipality; ar	
b) the allocation of population and units b	
the upper-tier municipality shall be	the upper-tier municipality shall be
based on and reflect provincial plans	based on and reflect provincial plans
where these exist.	where these exist.
1.4.3 Planning authorities shall provide for an	1.4.3 Planning authorities shall provide for an
appropriate range of housing types and	appropriate range and mix of housing types and
densities to meet projected requirements of	densities to meet projected requirements of
current and future residents of the regional	current and future residents of the regional
market area by:	market area by:
a) establishing and implementing minimu	
targets for the provision of housing	targets for the provision of housing
which is affordable to low and moderat	
income households. However, where	income households. However, where
planning is conducted by an upper-tier	planning is conducted by an upper-tier
municipality, the upper-tier municipalit	
in consultation with the lower-tier	in consultation with the lower-tier
municipalities may identify a higher	municipalities may identify a higher
target(s) which shall represent the	target(s) which shall represent the
minimum target(s) for these lower-tier	
municipalities;	municipalities; b) permitting and facilitating:
<ul><li>b) permitting and facilitating:</li><li>1. all forms of housing required to mee</li></ul>	
the social, health and well-being	the social, health and well-being
the social, health and well-bellig	ine social, ficaltif and well-bellig



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
requirements of current and future residents, including <i>special needs</i> requirements; and 2. all forms of <i>residential intensification</i> and <i>redevelopment</i> in accordance with policy 1.1.3.3;	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;
<ul> <li>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;</li> </ul>	c) directing the development of new housing towards locations where appropriate levels of <i>infrastructure</i> and <i>public service facilities</i> 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 alternative transportation modes and public transit in areas where it exists or is to be developed; and	d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative active transportation modes and public 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.	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, PARKS AND OPEN SPACE	1.5 PUBLIC SPACES, <u>RECREATION</u> , PARKS, <u>TRAILS</u> AND OPEN SPACE
1.5.1 Healthy, active communities should be promoted by:	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, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;	a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation pedestrian and non-motorized movement, including but not limited to, walking and cyclingand community connectivity;
b) providing for a full range and equitable distribution of publicly-accessible built and natural settings for <i>recreation</i> , including facilities, parklands, open space areas, trails and, where practical, water-based resources;	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	c) providing opportunities for public access to shorelines; and
d) considering the impacts of planning decisions on provincial parks,	d) <del>considering the impacts of planning</del> <del>decisions on</del> recognizing provincial parks,



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
conservation reserves and conservation	conservation reserves, and
areas.	conservation reserves, and conservation other protected areas, and
arcas.	minimizing negative impacts on these
	areas.
1.6 INFRASTRUCTURE AND PUBLIC	1.6 INFRASTRUCTURE AND PUBLIC
SERVICE FACILITIES	SERVICE FACILITIES
<b>1.6.1</b> <i>Infrastructure</i> and <i>public service facilities</i>	1.6.1 Infrastructure, electricity generation
shall be provided in a coordinated, efficient and	facilities and transmission and distributions
cost-effective manner to accommodate	systems, and public service facilities shall be
projected needs.	provided in a coordinated, efficient and cost-
projected fields.	effective manner that considers impacts from
	climate change while to-accommodateing
	projected needs.
Planning for <i>infrastructure</i> and <i>public service</i>	Planning for <i>infrastructure</i> , electricity
facilities shall be integrated with planning for	generation facilities and transmission and
growth so that these are available to meet	distributions systems, and public service
current and projected needs.	facilities shall be coordinated and integrated
Surrent and projected needs.	with <u>land use planning so that they are:</u>
	a) financially viable over their life cycle, which
	may be demonstrated through asset
	management planning for growth so that these
	areand
	b) available to meet current and projected
	needs.
1.6.2	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
	<u>facilities:</u>
The use of existing infrastructure and public	<u>a)</u> <u>+the use of existing infrastructure</u> and
service facilities should be optimized, wherever	public service facilities should be optimized;
feasible, before consideration is given to	and, wherever feasible, before consideration is
developing new infrastructure and public service	given to developing new infrastructure and
facilities.	<del>public service facilities.</del>
	b) opportunities for adaptive re-use should
	be considered, wherever feasible.
1.6.3 Infrastructure and public service facilities	1.6.3-4 Infrastructure and public service
should be strategically located to support the	facilities should be strategically located to
effective and efficient delivery of emergency	support the effective and efficient delivery of
management services.	emergency management services.
Where feasible, <i>public service facilities</i> should	<u>1.6.5</u> Where feasible, pPublic service facilities
be co-located to promote cost-effectiveness and	should be co-located in community hubs, where
facilitate service integration.	appropriate, to promote cost-effectiveness and
	facilitate service integration, access to transit
	and active transportation.
1.6.4 Sewage and Water	1.6.4-6_Sewage, and Water and
	Stormwater
1.6.4.1 Planning for sewage and water services	1.6.4.1 1.6.6.1 Planning for sewage and water
shall:	services shall:



## Provincial Policy Statement, 2005 Provincial Policy Statement, 2014 a) direct and accommodate expected a) direct and accommodate expected growth in a manner that promotes the growth or development in a manner that efficient use of existing: promotes the efficient use and 1. municipal sewage services and optimization of existing: municipal water services; and 1. municipal sewage services and 2. private communal sewage services municipal water services: and and private communal water services, 2. private communal sewage services where municipal sewage services and and private communal water services, municipal water services are not where *municipal sewage services* and available. municipal water services are not available; b) ensure that these systems are provided b) ensure that these systems are provided in a manner that: in a manner that: 1. can be sustained by the water 1. can be sustained by the water resources upon which such services resources upon which such services 2. is financially viable and complies with 2. is feasible, financially viable and all regulatory requirements; and complies with all regulatory 3. protects human health and the requirements; and natural environment: 3. protects human health and the natural environment; promote water conservation and water promote water conservation and water use efficiency; use efficiency; d) integrate servicing and land use d) integrate servicing and land use considerations at all stages of the considerations at all stages of the planning process; and planning process; and e) subject to the hierarchy of services e) be in accordance with subject to the servicing hierarchy of services provided provided in policies 1.6.4.2, 1.6.4.3 and 1.6.4.4, allow lot creation only if there is in outlined through policies 1.6.456.2, confirmation of sufficient reserve 1.6.46.3, 1.6.6.4 and 1.6.4.46.5, allow sewage system capacity and reserve lot creation only if there is confirmation water system capacity within municipal of sufficient reserve sewage system capacity and reserve water system sewage services and municipal water services or private communal sewage capacity within municipal sewage services and private communal water services and municipal water services or private communal sewage services and services. The determination of sufficient reserve sewage system capacity shall private communal water services. The include treatment capacity for hauled determination of sufficient reserve sewage from *private communal sewage* sewage system capacity shall include services and individual on-site sewage treatment capacity for hauled sewage from private communal sewage service services. and individual on-site sewage services. [\*\*NOTE: MOVED BELOW TO 1.6.6.6\*\*] 1.6.4.2 *Municipal sewage services* and 1.6.4.21.6.6.2 Municipal sewage services and municipal water services are the preferred form municipal water services are the preferred form of servicing for settlement areas. Intensification of servicing for settlement areas. Intensification and redevelopment within settlement areas on and redevelopment within settlement areas on existing municipal sewage services and existing municipal sewage services and municipal water services should be promoted, municipal water services should be promoted, wherever feasible. wherever feasible.



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
1.6.4.3 Municipalities may choose to use <i>private</i>	_
communal sewage services and private	1.6.4.3 Municipalities may choose to use <i>private</i> communal sewage services and private
communal water services, and where policy	communal water services, and where policy
1.6.4.4 permits, <i>individual on-site sewage</i>	1.6.4.4 permits, <i>individual on-site sewage</i>
services and individual on-site water services,	services and individual on-site water services,
where:	where:
a) municipal sewage services and	1.6.6.3 Where municipal sewage services and
municipal water services are not	municipal water services are not provided.
provided; and	municipalities may allow the use of private
·	communal sewage services and private
	<u>communal water services.</u> ; and
b) the municipality has established policies	a.—the municipality has established policies to
to ensure that the services to be	ensure that the services to be provided
provided satisfy the criteria set out in	satisfy the criteria set out in policy 1.6.4.1.
policy 1.6.4.1.	
1.6.4.4 Individual on-site sewage services and	1.6.4.41.6.6.4 Individual on-site sewage
individual on-site water services shall be used	services and individual on-site water services
for a new development of five or less lots or	shall be used for a new development of five or
private residences where municipal sewage	<del>less lots or private residences w</del> <u>W</u> here
services and municipal water services or private	municipal sewage services and municipal water
communal sewage services and private	services or private communal sewage services
communal water services are not provided and	and <i>private communal water services</i> are not
where site conditions are suitable for the long-	provided, individual on-site sewage services and
term provision of such services. Despite this,	individual on-site water services may be used
individual on-site sewage services and individual on-site water services may be used to	<u>provided that and where</u> site conditions are suitable for the long-term provision of such
service more than five lots or private residences	services with no negative impacts. In
in <i>rural areas</i> provided these services are solely	settlement areas, these services may only be
for those uses permitted by policy 1.1.4.1(a)	used for infilling and minor rounding out of
and site conditions are suitable for the long-	existing development. Despite this, individual
term provision of such services.	on-site sewage services and individual on-site
'	water services may be used to service more
	than five lots or private residences in rural
	areas provided these services are solely for
	those uses permitted by policy 1.1.4.1(a) and
	site conditions are suitable for the long-term
	<del>provision of such services.</del>
1.6.4.5 <i>Partial services</i> shall only be permitted	1.6.4.51.6.6.5 Partial services shall only be
in the following circumstances:	permitted in the following circumstances:
a) where they are necessary to address	a) where they are necessary to address
failed individual on-site sewage services	failed individual on-site sewage services
and <i>individual on-site water services</i> in	and individual on-site water services in
existing development; and	existing development; and or
b) within settlement areas, to allow for	b) within settlement areas, to allow for
infilling and rounding out of existing	infilling and minor rounding out of
development on <i>partial services</i>	existing development on <i>partial services</i> provided that_+
provided that:  1. the development is within the <i>reserve</i>	1. the development is within the reserve
sewage system capacity and reserve	sewage system capacity and reserve
water system capacity; and	water system capacity; and reserve
water system capacity, and	water system capacity, and



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
2. site conditions are suitable for the	2. site conditions are suitable for the
long-term provision of such services.	long-term provision of such services
3 1	with no <i>negative impacts</i> .
	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 <i>private</i>
	communal sewage services and individual on-
	site sewage services. [**NOTE: Moved from
	1.6.4.1.e]
	1.6.5.7 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) the extent and function of vegetative
	and pervious surfaces; and
	e) promote stormwater management best
	practices, including stormwater attenuation and
	reuse, and low-impact development.
1.6.5 Transportation Systems	1.6. <del>5</del> -7 Transportation Systems
1.6.5.1 <i>Transportation systems</i> should be	1.6. <del>5</del> 7.1 <i>Transportation systems</i> should be
provided which are safe, energy efficient,	provided which are safe, energy efficient,
facilitate the movement of people and goods,	facilitate the movement of people and goods,
and are appropriate to address projected needs.	and are appropriate to address projected needs.
1.6.5.2 Efficient use shall be made of existing	1.6. <del>5</del> 7.2 Efficient use shall be made of existing
and planned <i>infrastructure</i> .	and planned <i>infrastructure</i> , including through
and planned nm den detare.	the use of transportation demand management
	strategies, where feasible.
1.6.5.3 Connectivity within and among	1.6. <del>5</del> 7.3 As part of a multi-modal transportation
transportation systems and modes should be	system, ceonnectivity within and among
maintained and, where possible, improved	transportation systems and modes should be
including connections which cross jurisdictional	maintained and, where possible, improved
boundaries.	including connections which cross jurisdictional
	boundaries.
1.6.5.4 A land use pattern, density and mix of	1.6. <del>5</del> 7.4 A land use pattern, density and mix of
uses should be promoted that minimize the	uses should be promoted that minimize the
length and number of vehicle trips and support	length and number of vehicle trips and support
the development of viable choices and plans for	current and future use of transit and active
the development of viable choices and plans for	current and ruture use of transit and active



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
public transit and other alternative	transportation the development of viable
transportation modes, including commuter rail	choices and plans for public transit and other
and bus.	alternative transportation modes, including
	commuter rail and bus.
1.6.5.5 Transportation and land use	1.6. <del>5</del> 7.5 Transportation and land use
considerations shall be integrated at all stages	considerations shall be integrated at all stages
of the planning process.	of the planning process.
1.6.6 Transportation and Infrastructure	1.6.68 Transportation and Infrastructure
Corridors	Corridors
1.6.6.1 Planning authorities shall plan for and	1.6.68.1 Planning authorities shall plan for and
protect corridors and rights-of-way for	protect corridors and rights-of-way for
transportation, transit and infrastructure	<u>infrastructure</u> , <u>including</u> transportation, transit
facilities to meet current and projected needs.	and <i>infrastructure</i> 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.
1.6.6.2 Planning authorities shall not permit	1.6.6.28.3 Planning authorities shall not permit
development in planned corridors that could	development in planned corridors that could
preclude or negatively affect the use of the	preclude or negatively affect the use of the
corridor for the purpose(s) for which it was	corridor for the purpose(s) for which it was
identified.	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.
1.6.6.3 The preservation and reuse of	1.6.6.38.4 The preservation and reuse of
abandoned corridors for purposes that maintain	abandoned corridors for purposes that maintain
the corridor's integrity and continuous linear	the corridor's integrity and continuous linear
characteristics should be encouraged, wherever	characteristics should be encouraged, wherever
feasible.	feasible.
1.6.6.4 When planning for corridors and rights-	1.6.6.48.5 When planning for corridors and
of-way for significant transportation and	rights-of-way for significant transportation.
infrastructure facilities, consideration will be	electricity transmission, and infrastructure
given to the significant resources in Section 2:	facilities, consideration will be given to the
Wise Use and Management of Resources.	significant resources in Section 2: Wise Use and
Ĭ	Management of Resources.
1.6.7 Airports	1.6.79 Airports, Rail and Marine Facilities
1.6.7.1 Planning for land uses in the vicinity of	1.6. <del>79</del> .1 Planning for land uses in the vicinity of
airports shall be undertaken so that:	airports, rail facilities, and marine facilities shall
	be undertaken so that_÷
a) the long-term operation and economic	a) their long-term operation and economic
role of <i>airports</i> is protected; and	role of airports is protected.; and
b) <i>airports</i> and <i>sensitive land uses</i> are	b.b) airports, rail facilities and marine
appropriately designed, buffered and/or	<u>facilities</u> and <u>sensitive</u> land uses are
separated from each other to prevent	appropriately designed, buffered and/or
adverse effects from odour, noise and	separated from each other <del>to prevent</del>
auverse errects from outful, hoise and	separated from each other to prevent



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
other contaminants.	adverse effects from odour, noise and
	other contaminants, in accordance with
l	<u>policy 1.2.6</u> .
1.6.7.2 <i>Airports</i> shall be protected from	1.6. <del>7</del> 9.2 Airports shall be protected from
incompatible land uses and development by:	incompatible land uses and development by:
a) prohibiting new residential development	a) prohibiting new residential <i>development</i>
and other sensitive land uses in areas	and other sensitive land uses in areas
near <i>airports</i> above 30 NEF/NEP, as set	near <i>airports</i> above 30 NEF/NEP <del>, as set</del>
out on maps (as revised from time to	out on maps (as revised from time to
time) that have been reviewed by	time) that have been reviewed by
Transport Canada; b) considering redevelopment of existing	Transport Canada; b) considering redevelopment of existing
residential uses and other sensitive land	residential uses and other sensitive land
uses or infilling of residential and other	uses or infilling of residential and other
sensitive land uses in areas above 30	sensitive land uses in areas above 30
NEF/NEP only if it has been	NEF/NEP only if it has been
demonstrated that there will be no	demonstrated that there will be no
negative impacts on the long-term	negative impacts on the long-term
function of the airport; and	function of the airport; and
c) discouraging land uses which may cause	c) discouraging land uses which may cause
a potential aviation safety hazard.	a potential aviation safety hazard.
1.6.8 Waste Management	1.6.8-10 Waste Management
1.6.8.1 Waste management systems need to be	1.6. <del>8</del> 10.1 Waste management systems need to
provided that are of an appropriate size and	be provided that are of an appropriate size and
type to accommodate present and future requirements, and facilitate, encourage and	type to accommodate present and future
promote reduction, reuse and recycling	requirements, and facilitate, encourage and promote reduction, reuse and recycling
objectives.	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	Waste management systems shall be located
and designed in accordance with provincial	and designed in accordance with provincial
legislation and standards.	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 LONG-TERM ECONOMIC PROSPERITY
1.7.1 Long-term economic prosperity should be	1.7.1 Long-term economic prosperity should be
supported by:	supported by:
	a) <u>promoting opportunities for economic</u>
	development and community



Provi	ncial Policy Statement, 2005	Provi	ncial Policy Statement, 2014
	, , , , , , , , , , , , , , , , , , ,		investments-readiness;
a)	optimizing the long-term availability and	b)	optimizing the long-term availability and
	use of land, resources, infrastructure		use of land, resources, infrastructure,
	and public service facilities;		electricity generation facilities and
	,		transmission and distribution systems,
1			and public service facilities;
b)	maintaining and, where possible,	c)	maintaining and, where possible,
	enhancing the vitality and viability of	,	enhancing the vitality and viability of
	downtowns and mainstreets;		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
			<u>cultural heritage landscapes;</u>
c)	promoting the redevelopment of	e)	promoting the redevelopment of
	brownfield sites;		brownfield sites;
d)	providing for an efficient, cost-effective,	f)	providing for an efficient, cost-effective,
	reliable multi-modal transportation		reliable multi-modal transportation
	system that is integrated with adjacent		system that is integrated with adjacent
	systems and those of other jurisdictions,		systems and those of other jurisdictions,
	and is appropriate to address projected		and is appropriate to address projected
	needs;		needs to support the movement of
			goods and people;
e)	planning so that major facilities (such as	e.p	planning so that major facilities (such as
	airports, transportation/transit/rail		airports, transportation/transit/rail
	infrastructure and corridors, intermodal		infrastructure and corridors, intermodal
	facilities, sewage treatment facilities,		facilities, sewage treatment facilities,
	waste management systems, oil and gas		waste management systems, oil and gas
	pipelines, industries and resource		<del>pipelines, industries and resource</del>
	extraction activities) and sensitive land		extraction activities) and sensitive land
	uses are appropriately designed,		uses are appropriately designed,
	buffered and/or separated from each		buffered and/or separated from each
	other to prevent <i>adverse effects</i> from		other to prevent adverse effects from
	odour, noise and other contaminants,		odour, noise and other contaminants,
	and minimize risk to public health and		and minimize risk to public health and
	safety;		safety; [**NOTE: MOVED ABOVE TO
			<u>1.2.6**]</u>
t)	providing apportunities for sustainable	~,	providing apportunities for sustainable
f)	providing opportunities for sustainable tourism development;	g)	providing opportunities for sustainable tourism development;
- A)	promoting the sustainability of the agri-	h)	providing opportunities to support local
9)	food sector by protecting agricultural	'')	food, and promoting the sustainability of
	resources and minimizing land use		the agri-food sector and agri-product
	conflicts; and		businesses by protecting agricultural
	oomnoto, and		resources, and minimizing land use
			conflicts; and
h)	providing opportunities for increased	i)	promoting energy conservation and
'''	energy generation, supply and	'/	providing opportunities for increased
	conservation, including <i>alternative</i>		development of energy generation,
1	series various inolating alternative	<u> </u>	government or onergy generation,



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
energy systems and renewable energy systems.	supply and conservation, including alternative energy systems and the use 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 AND AIR QUALITY	1.8 ENERGY CONSERVATION, AND AIR QUALITY AND CLIMATE CHANGE
<b>1.8.1</b> Planning authorities shall support energy efficiency and improved air quality through land use and development patterns which:	1.8.1 Planning authorities shall support energy conservation and efficiency, and improved air quality, and reduced greenhouse gas emissions, and climate change mitigation and adaption through land use and development patterns which:
<ul> <li>a) promote compact form and a structure of nodes and corridors;</li> </ul>	a) promote compact form and a structure of nodes and corridors;
b) promote the use of public transit and other alternative transportation modes in and between residential, employment (including commercial, industrial and institutional uses) and other areas where these exist or are to be developed;	b) promote the use of public transit and other alternative active transportation modes and transit in and between residential, employment (including commercial, and industrial) and institutional uses) and other areas where these exist or are to be developed;
c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by public transit where this exists or is to be developed, or designing these to facilitate the establishment of public transit in the future;	c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by public transit where this exists or is to be developed, or designing these to facilitate the establishment of public transit in the future;  d) focus freight-intensive land uses to
	areas well served by major highways, airports, rail facilities and marine facilities;
d) improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; and	e) improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; and
e) promote design and orientation which maximize the use of alternative or renewable energy, such as solar and wind energy, and the mitigating effects of vegetation.	f) promote design and orientation which:  1. maximizes energy efficiency and conservation the use of alternative or renewable energy, such as solar and wind energy, and considers the



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
Trovincial Folicy Statement, 2005	mitigating effects of vegetation; and
	2. maximizes opportunities for the use
	of renewable energy systems and
	alternative energy systems; and
	<li>g) maximize vegetation within settlement areas, where feasible.</li>
1.8.2 Increased energy supply should be	1.8.2 Increased energy supply should be
promoted by providing opportunities for energy	promoted by providing opportunities for energy
generation facilities to accommodate current	generation facilities to accommodate current
and projected needs and the use of <i>renewable</i>	and projected needs and the use of <i>renewable</i>
energy systems and alternative energy	energy systems and alternative energy
systems, where feasible.	systems, where feasible.
1.8.3 Alternative energy systems and	1.8.3 Alternative energy systems and
renewable energy systems shall be permitted in	renewable energy systems shall be permitted in
settlement areas, rural areas and prime	settlement areas, rural areas and prime
agricultural areas in accordance with provincial	agricultural areas in accordance with provincial
and federal requirements. In rural areas and	and federal requirements. In rural areas and
prime agricultural areas, these systems should	prime agricultural areas, these systems should
be designed and constructed to minimize	be designed and constructed to minimize
impacts on agricultural operations.	impacts on agricultural operations.
2.0 WISE USE AND MANAGEMENT OF	2.0 WISE USE AND MANAGEMENT OF
RESOURCES	RESOURCES
Ontario's long-term prosperity, environmental	Ontario's long-term prosperity, environmental
health, and social well-being depend on	health, and social well-being depend on
protecting natural heritage, water, agricultural,	conserving biodiversity, protecting the health of
mineral and cultural heritage and archaeological	the Great Lakes, and protecting natural
resources for their economic, environmental	heritage, water, agricultural, mineral and
and social benefits.	cultural heritage and archaeological resources
	for their economic, environmental and social
	benefits.
Accordingly:	Accordingly:
2.1 NATURAL HERITAGE	2.1 NATURAL HERITAGE
2.1.1 Natural features and areas shall be	2.1.1 Natural features and areas shall be
protected for the long term.	protected for the long term.
2.1.2 The diversity and connectivity of natural	2.1.2 The diversity and connectivity of natural
features in an area, and the long-term	features in an area, and the long-term
ecological function and biodiversity of natural	ecological function and biodiversity of natural
heritage systems, should be maintained,	heritage systems, should be maintained,
restored or, where possible, improved,	restored or, where possible, improved,
recognizing linkages between and among	recognizing linkages between and among
recognizing linkages between and among natural heritage features and areas, surface	
	recognizing linkages between and among
natural heritage features and areas, surface	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
natural heritage features and areas, surface	recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.
natural heritage features and areas, surface	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 & 7E1, recognizing that natural heritage systems will vary in size
natural heritage features and areas, surface	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 & 7E1, recognizing
natural heritage features and areas, surface	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 & 7E1, recognizing that natural heritage systems will vary in size
natural heritage features and areas, surface	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 & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and
natural heritage features and areas, surface water features and ground water features.	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 & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
and threatened species;	and threatened species; [**NOTE:
b) <i>significant wetlands</i> in Ecoregions 5E, 6E	MOVED BELOW TO 2.1.7**]
and 7E1; and	a) significant wetlands in Ecoregions 5E, 6E
and / L_/ and	and $7E^{1}$ ; and
c) significant coastal wetlands.	b) significant coastal wetlands.
2.1.4 Development and site alteration shall not	2.1.4-5 Development and site alteration shall
be permitted in:	not be permitted in:
a) significant wetlands in the Canadian	a) significant wetlands in the Canadian
Shield north of Ecoregions 5E, 6E and	Shield north of Ecoregions 5E, 6E and
7E <u>1</u> ;	7E <sup>1</sup> ;
b) significant woodlands south and east of	b) significant woodlands in Ecoregions 6E
the Canadian Shield <u>2</u> ;	and 7E (excluding islands in Lake Huron
	and the St. Marys River) south and east
	of the Canadian Shield <sup>2</sup> -;
c) significant valleylands south and east of	c) significant valleylands in Ecoregions 6E
the Canadian Shield2;	and 7E (excluding islands in Lake Huron
	and the St. Marys River) south and east
d) significant wildlife habitat; and	of the Canadian Shield <sup>2</sup> ;
	d) significant wildlife habitat; and e) significant areas of natural and scientific
e) significant areas of natural and scientific interest	interest-; and
interest	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	unless it has been demonstrated that there will
be no <i>negative impacts</i> on the natural features	be no <i>negative impacts</i> on the natural features
or their <i>ecological functions</i> .	or their <i>ecological functions</i> .
2.1.5 Development and site alteration shall not	2.1.56 Development and site alteration shall
be permitted in fish habitat except in	not be permitted in fish habitat except in
accordance with <i>provincial</i> and <i>federal</i>	accordance with <i>provincial and federal</i>
requirements.	requirements.
	2.1.7 Development and site alteration shall not
	be permitted in habitat of endangered species
	and threatened species, except in accordance
2.1.6 Dayalanment and site alteration shall not	with provincial and federal requirements.
<b>2.1.6</b> Development and site alteration shall not be permitted on adjacent lands to the natural	2.1.68 Development and site alteration shall not be permitted on adjacent lands to the
heritage features and areas identified in policies	natural heritage features and areas identified in
2.1.3, 2.1.4 and 2.1.5 unless the <i>ecological</i>	policies <del>2.1.3,</del> 2.1.4, <del>and</del> 2.1.5, and 2.1.6
function of the adjacent lands has been	unless the <i>ecological function</i> of the <i>adjacent</i>
evaluated and it has been demonstrated that	lands has been evaluated and it has been
there will be no <i>negative impacts</i> on the natural	demonstrated that there will be no negative
features or on their ecological functions.	impacts on the natural features or on their
	ecological functions.
2.1.7 Nothing in policy 2.1 is intended to limit	2.1.7-9 Nothing in policy 2.1 is intended to limit
the ability of existing agricultural uses to	the ability of existing agricultural uses to
continue.	continue.
2.2 WATER	2.2 WATER
2.2.1 Planning authorities shall protect,	2.2.1 Planning authorities shall protect,
improve or restore the quality and quantity of	improve or restore the <i>quality and quantity of</i>



Provi	ncial Policy Statement, 2005	Provincial Policy Statement, 2014
water l		water by:
a)	using the <i>watershed</i> as the ecologically meaningful scale for planning;	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 <i>negative impacts</i> , including cross-jurisdictional and cross- <i>watershed</i> impacts;	b) minimizing potential <i>negative impacts</i> , including cross-jurisdictional and cross-watershed impacts;
c)	identifying surface water features, ground water features, hydrologic functions and natural heritage features and areas which are necessary for the ecological and hydrological integrity of the watershed;	c) identifying water resource systems consisting of surface water features, ground water features, hydrologic functions, and 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)	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;	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;  [**NOTE: MOVED BELOW TO 2.2.1.e.**]
e)	maintaining linkages and related functions among surface water features, ground water features, hydrologic functions and natural heritage features and areas;	d) maintaining linkages and related functions among surface water features, ground water features, hydrologic functions and 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)	promoting efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality; and	f) planning for promoting efficient and sustainable use of water resources, through including practices for water conservation and sustaining water quality; and
		g) ensuring consideration of environmental lake capacity, where applicable; and



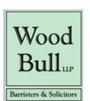
Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
g) ensuring stormwater management	h) ensuring stormwater management
practices minimize stormwater volumes	practices minimize stormwater volumes
and contaminant loads, and maintain or	and contaminant loads, and maintain or
increase the extent of vegetative and	increase the extent of vegetative and
pervious surfaces.	pervious surfaces.
2.2.2 Development and site alteration shall be	2.2.2 Development and site alteration shall be
restricted in or near sensitive surface water	restricted in or near sensitive surface water
features and sensitive ground water features	features and sensitive ground water features
such that these features and their related	such that these features and their related
hydrologic functions will be protected, improved	hydrologic functions will be protected, improved
or restored.	or restored.
Mitigative measures and/or alternative	Mitigative measures and/or alternative
development approaches may be required in	development approaches may be required in
order to protect, improve or restore sensitive	order to protect, improve or restore sensitive
surface water features, sensitive ground water	surface water features, sensitive ground water
features, and their hydrologic functions.	features, and their hydrologic functions.
2.3 AGRICULTURE	2.3 AGRICULTURE
2.3.1 Prime agricultural areas shall be	2.3.1 Prime agricultural areas shall be
protected for long-term use for agriculture.	protected for long-term use for agriculture.
Prime agricultural areas are areas where prime	Prime agricultural areas are areas where prime
agricultural lands predominate. Specialty crop	agricultural lands predominate. Specialty crop
areas shall be given the highest priority for	areas shall be given the highest priority for
protection, followed by Classes 1, 2 and 3 soils,	protection, followed by <u>Canada Land Inventory</u>
in this order of priority.	Classes 1, 2 and 3 lands, and any associated
	Class 4 to 7 soils-lands within the prime
	agricultural area, in this order of priority.
2.3.2 Planning authorities shall designate	2.3.2 Planning authorities shall designate <u>prime</u>
specialty crop areas in accordance with	agricultural areas and specialty crop areas in
evaluation procedures established by the	accordance with evaluation procedures
Province, as amended from time to time.	established guidelines developed by the
Trovince, as amenaed from time to time.	Province, as amended from time to time.
2.3.3 Permitted Uses	2.3.3 Permitted Uses
2.3.3.1 In <i>prime agricultural areas</i> , permitted	2.3.3.1 In <i>prime agricultural areas</i> , permitted
uses and activities are: agricultural uses,	uses and activities are: agricultural uses,
secondary uses and agriculture-related uses.	secondary uses and agriculture-related uses
	and on-farm diversified uses.
Proposed new secondary uses and agriculture-	Proposed new secondary uses and agriculture-
related uses shall be compatible with, and shall	related uses and on-farm diversified uses shall
not hinder, surrounding agricultural operations.	be compatible with, and shall not hinder,
These uses shall be limited in scale, and criteria	surrounding agricultural operations. These uses
for these uses shall be included in municipal	shall be limited in scale, and cCriteria for these
planning documents as recommended by the	uses <del>shall may be included in municipal</del>
Province, or based on municipal approaches	planning documents as recommended based on
which achieve the same objective.	guidelines developed by the Province, or based
_	on municipal approaches, as set out in
	municipal planning documents, which achieve
	the same objective.
2.3.3.2 In prime agricultural areas, all types,	2.3.3.2 In <i>prime agricultural areas</i> , all types,
sizes and intensities of <i>agricultural uses</i> and	sizes and intensities of <i>agricultural uses</i> and
1.111 1atoo.t. agricantarar acco and	and means and a agricultural account



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
normal farm practices shall be promoted and	normal farm practices shall be promoted and
protected in accordance with provincial	protected in accordance with provincial
standards.	standards.
2.3.3.3 New land uses, including the creation of	2.3.3.3 New land uses, including the creation of
lots, and new or expanding livestock facilities	lots, and new or expanding livestock facilities
shall comply with the minimum distance	shall comply with the <i>minimum distance</i>
separation formulae.	separation formulae.
2.3.4 Lot Creation and Lot Adjustments	2.3.4 Lot Creation and Lot Adjustments
2.3.4.1 Lot creation in <i>prime agricultural areas</i>	2.3.4.1 Lot creation in <i>prime agricultural areas</i>
is discouraged and may only be permitted for:	is discouraged and may only be permitted for:
a) agricultural uses, provided that the lots	a) agricultural uses, provided that the lots
are of a size appropriate for the type of	are of a size appropriate for the type of
agricultural use(s) common in the area	agricultural use(s) common in the area
and are sufficiently large to maintain	and are sufficiently large to maintain
flexibility for future changes in the type	flexibility for future changes in the type
or size of agricultural operations;	or size of agricultural operations;
b) agriculture-related uses, provided that	b) agriculture-related uses, provided that
any new lot will be limited to a minimum size needed to accommodate the use	any new lot will be limited to a minimum size needed to accommodate the use
and appropriate sewage and water	and appropriate sewage and water
services;	services:
c) a residence surplus to a farming	c) a residence surplus to a farming
operation as a result of farm	operation as a result of farm
consolidation, provided that	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
the planning authority ensures that new	2. the planning authority ensures that
residential dwellings are prohibited on	new residential dwellings are
any vacant remnant parcel of farmland	prohibited on any vacant remnant
created by the severance. The approach	parcel of farmland created by the
used to ensure that no new residential	severance. The approach used to
dwellings are permitted on the remnant	ensure that no new residential
parcel may be recommended by the	dwellings are permitted on the
Province, or based on municipal approaches which achieve the same	remnant parcel may be recommended by the Province, or
objective; and	based on municipal approaches
objective, and	which achieve the same objective;
	and
d) infrastructure, where the facility or	d) infrastructure, where the facility or
corridor cannot be accommodated	corridor cannot be accommodated
through the use of easements or rights-	through the use of easements or rights-
of-way.	of-way.
2.3.4.2 Lot adjustments in <i>prime agricultural</i>	2.3.4.2 Lot adjustments in <i>prime agricultural</i>
areas may be permitted for legal or technical	areas may be permitted for legal or technical
reasons.	reasons.
2.3.4.3 The creation of new residential lots in	2.3.4.3 The creation of new residential lots in
prime agricultural areas shall not be permitted,	prime agricultural areas shall not be permitted,
	prince agricultural areas origin flot so portificted



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
except in accordance with policy 2.3.4.1(c).	except in accordance with policy 2.3.4.1(c).
2.3.5 Removal of Land from Prime	2.3.5 Removal of Land from Prime
Agricultural Areas	Agricultural Areas
2.3.5.1 Planning authorities may only exclude	2.3.5.1 Planning authorities may only exclude
land from <i>prime agricultural areas</i> for:	land from <i>prime agricultural areas</i> for:
a) expansions of or identification of	a) expansions of or identification of
settlement areas in accordance with	settlement areas in accordance with policy
policy 1.1.3.9;	1.1.3. <del>9</del> <u>8</u> ;
	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
	<u>for:</u>
b) extraction of <i>minerals</i> , <i>petroleum</i>	a) extraction of <i>minerals</i> , <i>petroleum</i>
resources and mineral aggregate	resources and mineral aggregate
resources, in accordance with policies	resources, in accordance with policies
2.4 and 2.5; and	2.4 and 2.5; <del>and <u>or</u></del>
c) limited non-residential uses, provided	b) limited non-residential uses, provided
that:	that all of the following are
	<u>demonstrated</u> :
<ol> <li>the land does not comprise a</li> </ol>	<ol> <li>the land does not comprise a</li> </ol>
specialty crop area;	specialty crop area;
	2. the proposed use complies with
	the minimum distance separation
	<u>formulae;</u>
<ol><li>there is a demonstrated need</li></ol>	3. there is an identified
within the planning horizon	demonstrated need within the
provided for in policy 1.1.2 for	planning horizon provided for in
additional land to be designated	policy 1.1.2 for additional land to
to accommodate the proposed	be designated to accommodate
use;	the proposed use; and
	4. <u>alternative locations have been</u>
2	evaluated, and
3. there are no reasonable	i. there are no reasonable
alternative locations which avoid	alternative locations which avoid
prime agricultural areas; and	prime agricultural areas; and
4. there are no reasonable	ii. there are no reasonable
alternative locations in <i>prime</i> agricultural areas with lower	alternative locations in <i>prime</i> agricultural areas with lower
priority agricultural lands.	priority agricultural lands.
2.3.5.2 Impacts from any new or expanding	2.3. <u>56</u> .2 Impacts from any new or expanding
non-agricultural uses on surrounding	non-agricultural uses on surrounding
agricultural operations and lands should be	agricultural operations and lands should are to
mitigated to the extent feasible.	be mitigated to the extent feasible.
2.4 MINERALS AND PETROLEUM	2.4 MINERALS AND PETROLEUM
2.4.1 <i>Minerals</i> and <i>petroleum resources</i> shall	2.4.1 <i>Minerals</i> and <i>petroleum resources</i> shall
be protected for long-term use.	be protected for long-term use.
2.4.2 Protection of Long-Term Resource	2.4.2 Protection of Long-Term Resource



1		
ı	Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
	2.4.2.1 <i>Mineral mining operations</i> and	2.4.2.1 <i>Mineral mining operations</i> and
	petroleum resource operations shall be	petroleum resource operations shall be
Ш	protected from <i>development</i> and activities that	identified and protected from development and
	would preclude or hinder their expansion or	activities that would preclude or hinder their
	continued use or which would be incompatible	expansion or continued use or which would be
	for reasons of public health, public safety or	incompatible for reasons of public health, public
L	environmental impact.	safety or environmental impact.
	2.4.2.2 In areas adjacent to or in known	2.4.2.2 <del>In areas adjacent to or in k</del> Known
	mineral deposits or known petroleum resources,	<i>mineral deposits,</i> -or known <i>petroleum</i>
	and in significant areas of mineral potential and	resources, and in-significant areas of mineral
	significant areas of petroleum potential,	potential and significant areas of petroleum
	development and activities which would	potential, shall be identified and development
	preclude or hinder the establishment of new	and activities in these resources or on adjacent
	operations or access to the resources shall only	<u>lands</u> which would preclude or hinder the
•	be permitted if:	establishment of new operations or access to
	·	the resources shall only be permitted if:
ſ	a) resource use would not be feasible; or	a) resource use would not be feasible; or
ſ	b) the proposed land use or development	b) the proposed land use or development
	serves a greater long-term public	serves a greater long-term public
	interest; and	interest; and
	c) issues of public health, public safety and	c) issues of public health, public safety and
Į	environmental impact are addressed.	environmental impact are addressed.
Į	2.4.3 Rehabilitation	2.4.3 Rehabilitation
	2.4.3.1 Rehabilitation to accommodate	2.4.3.1 Rehabilitation to accommodate
	subsequent land uses shall be required after	subsequent land uses shall be required after
	extraction and other related activities have	extraction and other related activities have
	ceased. Progressive rehabilitation should be	ceased. Progressive rehabilitation should be
Ĺ	undertaken wherever feasible.	undertaken wherever feasible.
	2.4.4 Extraction in Prime Agricultural	2.4.4 Extraction in Prime Agricultural
Ļ	Areas	Areas
	2.4.4.1 Extraction of <i>minerals</i> and <i>petroleum</i>	2.4.4.1 Extraction of <i>minerals</i> and <i>petroleum</i>
.	resources is permitted in prime agricultural	resources is permitted in prime agricultural
Ш	areas, provided that the site is rehabilitated.	areas, provided that the site is will be
Ļ		rehabilitated.
ļ	2.5 MINERAL AGGREGATE RESOURCES	2.5 MINERAL AGGREGATE RESOURCES
IJ	2.5.1 <i>Mineral aggregate resources</i> shall be	2.5.1 Mineral aggregate resources shall be
	protected for long-term use.	protected for long-term use <u>and where</u>
		provincial information is available, deposits of
!	0.5.0.5.1.11.5.1	mineral aggregate resources shall be identified.
	2.5.2 Protection of Long-Term Resource	2.5.2 Protection of Long-Term Resource
ŀ	Supply	Supply
	2.5.2.1 As much of the <i>mineral aggregate</i>	2.5.2.1 As much of the <i>mineral aggregate</i>
	resources as is realistically possible shall be	resources as is realistically possible shall be
ŀ	made available as close to markets as possible.	made available as close to markets as possible.
	Demonstration of need for <i>mineral aggregate</i>	Demonstration of need for <i>mineral aggregate</i>
	resources, including any type of supply/demand	resources, including any type of supply/demand
	analysis, shall not be required, notwithstanding	analysis, shall not be required, notwithstanding
	the availability, designation or licensing for	the availability, designation or licensing for
1	extraction of <i>mineral aggregate resources</i> locally or elsewhere.	extraction of <i>mineral aggregate resources</i> locally or elsewhere.
- [		



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
2.5.2.2 Extraction shall be undertaken in a	2.5.2.2 Extraction shall be undertaken in a
manner which minimizes social and	manner which minimizes social and
environmental impacts.	environmental impacts.
2.5.2.3 The conservation of <i>mineral aggregate</i>	2.5.2.3 The conservation of mMineral aggregate
resources should be promoted by making	resources conservation should be promoted by
provision for the recovery of these resources,	making provision for the recovery of these
wherever feasible.	resourcesshall be undertaken, including through
	the use of accessory aggregate recycling
	<u>facilities within operations</u> , wherever feasible.
2.5.2.4 <i>Mineral aggregate operations</i> shall be	2.5.2.4 <i>Mineral aggregate operations</i> shall be
protected from <i>development</i> and activities that	protected from <i>development</i> and activities that
would preclude or hinder their expansion or	would preclude or hinder their expansion or
continued use or which would be incompatible	continued use or which would be incompatible
for reasons of public health, public safety or	for reasons of public health, public safety or
environmental impact. Existing mineral	environmental impact. Existing <i>mineral</i>
aggregate operations shall be permitted to	aggregate operations shall be permitted to
continue without the need for official plan	continue without the need for official plan
amendment, rezoning or development permit	amendment, rezoning or development permit
under the <i>Planning Act</i> . When a license for	under the <i>Planning Act</i> . When a license for
extraction or operation ceases to exist, policy	extraction or operation ceases to exist, policy
2.5.2.5 continues to apply.	2.5.2.5 continues to apply.
2.5.2.5 In areas adjacent to or in known	2.5.2.5 In <del>areas adjacent to or in known</del>
deposits of mineral aggregate resources,	deposits of mineral aggregate resources and on
development and activities which would	<u>adjacent lands</u> , development and activities
preclude or hinder the establishment of new	which would preclude or hinder the
operations or access to the resources shall only	establishment of new operations or access to
be permitted if:	the resources shall only be permitted if:
<ul> <li>a) resource use would not be feasible;</li> <li>or</li> </ul>	<ul> <li>a) resource use would not be feasible;</li> <li>or</li> </ul>
b) the proposed land use or	b) the proposed land use or
development serves a greater long-	development serves a greater long-
term public interest; and	term public interest; and
c) issues of public health, public safety	c) issues of public health, public safety
and environmental impact are	and environmental impact are
and environmental impact are addressed.	addressed.
2.5.3 Rehabilitation	2.5.3 Rehabilitation
2.5.3.1 Progressive and final rehabilitation shall	2.5.3.1 Progressive and final rehabilitation shall
be required to accommodate subsequent land	be required to accommodate subsequent land
uses, to promote land use compatibility, and to	uses, to promote land use compatibility, and to
recognize the interim nature of extraction. Final	recognize the interim nature of extraction, and
rehabilitation shall take surrounding land use	to mitigate negative impacts to the extent
and approved land use designations into	possible. Final rehabilitation shall take
consideration.	surrounding land use and approved land use
oonstandin.	designations into consideration.
2.5.3.2	2.5.3.2 <i>Comprehensive rehabilitation</i> planning
2.0.0.2	is encouraged where there is a concentration of
	mineral aggregate operations.
In parts of the Province not designated under	2.5.3.4 In parts of the Province not designated
the <i>Aggregate Resources Act</i> , rehabilitation	under the Aggregate Resources Act,
standards that are compatible with those under	rehabilitation standards that are compatible
standards that are compatible with those dilder	rendomitation standards that are compatible



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
the Act should be adopted for extraction	with those under the Act should be adopted for
operations on private lands.	extraction operations on private lands.
2.5.4 Extraction in Prime Agricultural	2.5.4 Extraction in Prime Agricultural
Areas	Areas
2.5.4.1 In <i>prime agricultural areas</i> , on <i>prime</i>	2.5.4.1 In <i>prime agricultural areas</i> , on <i>prime</i>
agricultural land, extraction of mineral	agricultural land, extraction of mineral
aggregate resources is permitted as an interim	aggregate resources is permitted as an interim
use provided that rehabilitation of the site will	use provided that <del>rehabilitation of</del> the site will
be carried out so that substantially the same	be <del>carried out</del> rehabilitated back to an
areas and same average soil quality for	agricultural condition., so that substantially the
agriculture are restored.	same areas and same average soil quality for
	agriculture are restored.
On these <i>prime agricultural lands</i> , complete	On these prime agricultural lands, cComplete
agricultural rehabilitation is not required if:	agricultural rehabilitation to an agricultural
	<u>condition</u> is not required if:
a) there is a substantial quantity of <i>mineral</i>	a) <u>outside of a specialty crop area,</u> there is
aggregate resources below the water	a substantial quantity of <i>mineral</i> aggregate resources below the water
table warranting extraction, or the depth of planned extraction in a quarry makes	table warranting extraction, or the depth
restoration of pre-extraction agricultural	of planned extraction in a quarry makes
capability unfeasible;	restoration of pre-extraction agricultural
capability difficasible,	capability unfeasible;
	b) in a specialty crop area, there is a
	substantial quantity of <i>high quality</i>
	mineral aggregate resources below the
	water table warranting extraction, and
	the depth of planned extraction makes
	restoration of pre-extraction agricultural
	<u>capability unfeasible;</u>
b) other alternatives have been considered	c) other alternatives have been considered
by the applicant and found unsuitable.	by the applicant and found unsuitable.
The consideration of other alternatives	The consideration of other alternatives
shall include resources in areas of	shall include resources in areas of
Canada Land Inventory Class 4 to 7	Canada Land Inventory Class 4 to
soils, resources on lands identified as	through 7 soillands, resources on lands
designated growth areas, and resources	identified as designated growth areas,
on <i>prime agricultural lands</i> where rehabilitation is feasible. Where no other	and resources on <i>prime agricultural</i> lands where rehabilitation is feasible.
alternatives are found, prime	Where no other alternatives are found,
agricultural lands shall be protected in	prime <i>agricultural lands</i> shall be
this order of priority: specialty crop	protected in this order of priority:
areas, Canada Land Inventory Classes	specialty crop areas, Canada Land
1, 2 and 3; and	Inventory Classes 1, 2 and 3; and
c) agricultural rehabilitation in remaining	d) agricultural rehabilitation in remaining
areas is maximized.	areas is maximized.
2.5.5 Wayside Pits and Quarries, Portable	2.5.5 Wayside Pits and Quarries, Portable
Asphalt Plants and Portable Concrete	Asphalt Plants and Portable Concrete
Plants	Plants
2.5.5.1 Wayside pits and quarries, portable	2.5.5.1 Wayside pits and quarries, portable



#### Provincial Policy Statement, 2005 Provincial Policy Statement, 2014 asphalt plants and portable concrete plants asphalt plants and portable concrete plants used on public authority contracts shall be used on public authority contracts shall be permitted, without the need for an official plan permitted, without the need for an official plan amendment, rezoning, or development permit amendment, rezoning, or development permit under the *Planning Act* in all areas, except under the *Planning Act* in all areas, except those areas of existing development or those areas of existing development or particular environmental sensitivity which have particular environmental sensitivity which have been determined to be incompatible with been determined to be incompatible with extraction and associated activities. extraction and associated activities. 2.6 CULTURAL HERITAGE AND 2.6 CULTURAL HERITAGE AND **ARCHAEOLOGY ARCHAEOLOGY** 2.6.1 Significant built heritage resources and 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be significant cultural heritage landscapes shall be conserved. conserved. **2.6.2** *Development* and *site alteration* shall **2.6.2** *Development* and *site alteration* shall only be permitted on lands containing only not be permitted on lands containing archaeological resources or areas of archaeological resources or areas of archaeological potential if the significant archaeological potential if theunless significant archaeological resources have been conserved archaeological resources have been conserved. by removal and documentation, or by by removal and documentation, or by preservation on site. Where significant preservation on site. Where significant archaeological resources must be preserved on archaeological resources must be preserved on site, only development and site alteration which site, only development and site alteration which maintain the heritage integrity of the site may maintain the heritage integrity of the site may be permitted. be permitted. **2.6.3** *Development* and *site alteration* may be 2.6.3 Planning authorities shall not permit permitted on adjacent lands to protected Development and site alteration may be heritage property where the proposed permitted on adjacent lands to protected development and site alteration has been heritage property except where the proposed evaluated and it has been demonstrated that development and site alteration has been the heritage attributes of the protected heritage evaluated and it has been demonstrated that property will be conserved. the *heritage attributes* of the *protected heritage* Mitigative measures and/or alternative property will be conserved. development approaches may be required in Mitigative measures and/or alternative order to conserve the heritage attributes of the development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration. protected heritage property affected by the adjacent development or site alteration. 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 3.0 PROTECTING PUBLIC HEALTH AND SAFETY SAFETY Ontario's long-term prosperity, environmental Ontario's long-term prosperity, environmental health and social well-being depend on reducing health and social well-being depend on reducing



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
the potential for public cost or risk to Ontario's	the potential for public cost or risk to Ontario's
residents from natural or human-made hazards.	residents from natural or human-made hazards.
Development shall be directed away from areas	Development shall be directed away from areas
of natural or human-made hazards where there	of natural or human-made hazards where there
is an unacceptable risk to public health or	is an unacceptable risk to public health or
safety or of property damage.	safety or of property damage, and not create
safety of of property damage.	new or aggravate existing hazards.
Accordingly:	Accordingly:
3.1 NATURAL HAZARDS	3.1 NATURAL HAZARDS
3.1.1 Development shall generally be directed	3.1.1 Development shall generally be directed
to areas outside of:	to areas outside of:
a) hazardous lands adjacent to the	a) hazardous lands adjacent to the
shorelines of the Great Lakes - St.	shorelines of the Great Lakes - St.
Lawrence River System and large inland	Lawrence River System and large inland
lakes which are impacted by flooding	lakes which are impacted by flooding
hazards, erosion hazards and/or	hazards, erosion hazards and/or
dynamic beach hazards;	dynamic beach hazards;
b) hazardous lands adjacent to river,	b) hazardous lands adjacent to river,
stream and small inland lake systems	stream and small inland lake systems
which are impacted by flooding hazards	which are impacted by flooding hazards
and/or <i>erosion hazards</i> ; and	and/or <i>erosion hazards</i> ; and
c) hazardous sites.	c) hazardous sites.
3.1.2 Development and site alteration shall not	3.1.2 Development and site alteration shall not
be permitted within:	be permitted within:
a) the dynamic beach hazard;	a) the <i>dynamic beach hazard</i> ;
b) defined portions of the one hundred	b) defined portions of the <del>one hundred</del>
year flood level along connecting	<del>year</del> -flood <u>ing hazard level</u> along
channels (the St. Mary's, St. Clair,	connecting channels (the St. Mary's, St.
Detroit, Niagara and St. Lawrence	Clair, Detroit, Niagara and St. Lawrence
Rivers);	Rivers);
c) areas that would be rendered	c) areas that would be rendered
inaccessible to people and vehicles	inaccessible to people and vehicles
during times of <i>flooding hazards</i> , <i>erosion</i>	during times of <i>flooding hazards</i> , <i>erosion</i>
hazards and/or dynamic beach hazards,	hazards and/or dynamic beach hazards,
unless it has been demonstrated that	unless it has been demonstrated that
the site has safe access appropriate for	the site has safe access appropriate for
the nature of the development and the	the nature of the development and the
natural hazard; and	natural hazard; and
d) a floodway regardless of whether the	d) a floodway regardless of whether the
area of inundation contains high points	area of inundation contains high points
of land not subject to flooding.	of land not subject to flooding.
3.1.3	3.1.3 Planning authorities shall consider the
	potential impacts of climate change that may
	increase the risk associated with natural
	hazards.
Despite policy 3.1.2, development and site	3.1.4 Despite policy 3.1.2, development and
alteration may be permitted in certain areas	site alteration may be permitted in certain areas
identified in policy 3.1.2:	identified in policy 3.1.2: associated with the
· · · · ·   · · · · · · · · · ·	flooding hazard along river, stream and small
	inland lake systems:
	mana lake eyetemer



#### Provincial Policy Statement, 2005 Provincial Policy Statement, 2014 a) in those exceptional situations where a a) in those exceptional situations where a Special Policy Area has been approved. Special Policy Area has been approved. The designation of a Special Policy Area, The designation of a Special Policy Area, and any change or modification to the and any change or modification to the site-specific policies or boundaries site-specificofficial plan policies, land use applying to a Special Policy Area, must designations or boundaries applying to a be approved by the Ministers of Special Policy Area lands, must be Municipal Affairs and Housing and approved by the Ministers of Municipal Natural Resources prior to the approval Affairs and Housing and Natural authority approving such changes or Resources prior to the approval authority modifications: or approving such changes or modifications; where the *development* is limited to uses b) where the development is limited to b) uses which by their nature must locate which by their nature must locate within within the *floodway*, including flood the *floodway*, including flood and/or and/or erosion control works or minor erosion control works or minor additions additions or passive non-structural uses or passive non-structural uses which do which do not affect flood flows. not affect flood flows. **3.1.4** *Development* shall not be permitted to 3.1.45 Development shall not be permitted to locate in hazardous lands and hazardous sites locate in hazardous lands and hazardous sites where the use is: where the use is: a) an institutional use associated with a) an institutional use associated hospitals, nursing homes, prewithincluding hospitals, nursinglongschool, school nurseries, day care term care homes, retirement homes, and schools, where there is a threat pre-schools, school nurseries, day to the safe evacuation of the sick, care and schools, where there is a threat to the safe evacuation of the the elderly, persons with disabilities or the young during an emergency sick, the elderly, persons with as a result of flooding, failure of disabilities or the young during an floodproofing measures or protection emergency as a result of flooding, works, or erosion; failure of floodproofing measures or protection works, or erosion; b) an essential emergency service such b) an essential emergency service such as that provided by fire, police and as that provided by fire, police and ambulance stations and electrical ambulance stations and electrical substations, which would be substations, which would be impaired during an emergency as a impaired during an emergency as a result of flooding, the failure of result of flooding, the failure of floodproofing measures and/or floodproofing measures and/or protection works, and/or erosion; protection works, and/or erosion; and or and c) uses associated with the disposal, c) uses associated with the disposal, manufacture, treatment or storage manufacture, treatment or storage of hazardous substances. of hazardous substances. **3.1.5** Where the two zone concept for *flood* **3.1.**<del>5-6</del> Where the *two zone concept* for *flood* plains is applied, development and site plains is applied, development and site alteration may be permitted in the flood fringe, alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the subject to appropriate floodproofing to the flooding hazard elevation or another flooding flooding hazard elevation or another flooding hazard standard approved by the Minister of hazard standard approved by the Minister of



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
Natural Resources.	Natural Resources.
3.1.6 Further to policy 3.1.5, and except as prohibited in policies 3.1.2 and 3.1.4, 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 so as to be managed or mitigated in accordance with provincial standards, as determined by the demonstration and achievement of all of the following:	3.1.67 Further to policy 3.1.56, and except as prohibited in policies 3.1.2 and 3.1.4 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, so as to could be managed or mitigated in accordance with provincial standards and where all of the following are, as determined by the demonstratedion and achievedment of all of the following:
a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;	a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
<ul> <li>b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;</li> </ul>	<ul> <li>b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;</li> </ul>
<ul> <li>c) new hazards are not created and existing hazards are not aggravated; and</li> </ul>	<ul> <li>c) new hazards are not created and existing hazards are not aggravated; and</li> </ul>
<ul> <li>d) no adverse environmental impacts will result.</li> </ul>	<ul> <li>d) no adverse environmental impacts will result.</li> </ul>
	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 provincial wildland fire assessment and mitigation standards.
3.2 HUMAN-MADE HAZARDS	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 measures to address and mitigate known or suspected hazards are under-way or have been completed.	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 Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no <i>adverse effects</i> .	3.2.2 Contaminated sSites 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



	Provincial Policy Statement, 2014	
	there will be no adverse effects.	Provincial Policy Statement, 2005
	4.0 IMPLEMENTATION AND	4.0 IMPLEMENTATION AND
	INTERPRETATION	INTERPRETATION
to	<b>4.1</b> This Provincial Policy Statement applies to	<b>4.1</b> This Provincial Policy Statement applies to
	all applications, matters or proceedings	all applications, matters or proceedings
	decisions in respect of the exercise of any	commenced on or after March 1, 2005.
<u>de</u>	authority that affects a planning matter made	
<u>30,</u>	commenced on or after March 1, 2005 April 30	
	<u>2014</u> .	
	4.2 In accordance with Section 3 of the	4.2 In accordance with Section 3 of the
	Planning Act, as amended by the Strong	Planning Act, as amended by the Strong
	Communities (Planning Amendment) Act, 2004	Communities (Planning Amendment) Act, 2004,
	a decision of the council of a municipality, a	a decision of the council of a municipality, a
	local board, a planning board, a minister of the	local board, a planning board, a minister of the
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	planning matter that are provided by the	planning matter that are provided by the
	council of a municipality, a local board, a	council of a municipality, a local board, a
d,	planning board, a minister or ministry, board,	planning board, a minister or ministry, board,
hall	commission or agency of the government "shal	commission or agency of the government "shall
		4.3
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tric		
-		This Provincial Policy Statement shall be read in
	to be applied to each situation.	applied to each situation.
	4.45 In implementing the Provincial Policy	4.4 In implementing the Provincial Policy
and	Statement, the Minister of Municipal Affairs and	Statement, the Minister of Municipal Affairs and
	Housing may take into account other	Housing may take into account other
	•	
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		of the Province.
VVILII		
		<b>4.5</b> The official plan is the most important
		·
	Policy Statement.	
of f cy ct i d, sha e are	council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government "shabe 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.  4.45 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.  4.57 The official plan is the most important vehicle for implementation of this Provincial	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 read in its entirety and all relevant policies are to be applied to each situation.  4.4 In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and



#### Provincial Policy Statement, 2005 Provincial Policy Statement, 2014 planning is best achieved through municipal planning is best achieved through municipal official plans. Municipal official plans shall official plans. identify provincial interests and set out Municipal oOfficial plans shall identify provincial appropriate land use designations and policies. interests and set out appropriate land use Municipal official plans should also coordinate designations and policies. To determine the cross-boundary matters to complement the significance of some natural heritage features actions of other planning authorities and and other resources, evaluation may be promote mutually beneficial solutions. required. Municipal oOfficial plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Municipal official plans shall provide clear, Municipal oOfficial plans shall provide clear, reasonable and attainable policies to protect reasonable and attainable policies to protect provincial interests and direct development to provincial interests and direct development to suitable areas. In order to protect provincial interests, planning In order to protect provincial interests, planning authorities shall keep their official plans up-toauthorities shall keep their official plans up-todate with this Provincial Policy Statement. The date with this Provincial Policy Statement. The policies of this Provincial Policy Statement policies of this Provincial Policy Statement continue to apply after adoption and approval of continue to apply after adoption and approval of a municipal official plan. an municipal official plan. 4.8 Zoning and development permit by-laws are also important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and with this Provincial Policy Statement. 4.6 The policies of this Provincial Policy 4.69 The policies of this Provincial Policy Statement represent minimum standards. This Statement represent minimum standards. This Provincial Policy Statement does not prevent Provincial Policy Statement does not prevent planning authorities and decision-makers from planning authorities and decision-makers from going beyond the minimum standards going beyond the minimum standards established in specific policies, unless doing so established in specific policies, unless doing so would conflict with any policy of this Provincial would conflict with any policy of this Provincial Policy Statement. Policy Statement. **4.7** A wide range of legislation and regulations 4.710 A wide range of legislation, and regulations, policies, and plans may apply to may apply to decisions with respect to Planning Act applications. In some cases, a Planning Act decisions with respect to Planning Act proposal may also require approval under other applications. In some cases, a Planning Act legislation or regulation. proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply. 4.8 In addition to land use approvals under the 4.811 In addition to land use approvals under Planning Act, infrastructure may also require the *Planning Act, infrastructure* may also approval under other legislation and require approval under other legislation and regulations, including the *Environmental* regulations, including the Environmental Assessment Act; the Canadian Environmental Assessment Act; the Canadian Environmental Assessment Act, 1992; the Environmental Assessment Act, 1992; the Environmental Protection Act; the Ontario Energy Board Act, Protection Act; the Ontario Energy Board Act,



# Provincial Policy Statement, 2005 Provincial Policy Statement, 2014 1998; the Ontario Water Resources Act; the 1998; the Ontario Water Resources Act; the Conservation Authorities Act; the Ontario Conservation Authorities Act; the Ontario Heritage Act; and the Safe Drinking Water Act, Heritage Act; and the Safe Drinking Water Act, 2002. An environmental assessment process 2002. An environmental assessment process may be applied to new infrastructure and may be applied to new infrastructure and modifications to existing infrastructure under modifications to existing infrastructure under applicable legislation. 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. **4.9** Provincial plans shall take precedence over 4.9-12 Provincial plans shall be read in policies in this Provincial Policy Statement to conjunction with the Provincial Policy Statement the extent of any conflict. Examples of these and take precedence over policies in this are plans created under the Niagara Provincial Policy Statement to the extent of any Escarpment Planning and Development Act and conflict, except where legislation establishing the Oak Ridges Moraine Conservation Act, provincial plans provides otherwise. Examples 2001. of these are plans created under the Niagara Escarpment Planning and Development Act, the Ontario Planning and Development Act, 1994, and 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 and 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. 4.10 The Province, in consultation with 4.1014 The Province, in consultation with municipalities, other public bodies and municipalities, other public bodies and stakeholders shall identify performance stakeholders shall identify performance indicators for measuring the effectiveness of indicators for measuring the effectiveness of some or all of the policies. The Province shall some or all of the policies. The Province shall monitor their implementation, including monitor their implementation, including reviewing performance indicators concurrent reviewing performance indicators concurrent with any review of this Provincial Policy with any review of this Provincial Policy Statement. Statement. 4.11 Municipalities are encouraged to establish 4.11 Municipalities are encouraged to performance indicators to monitor the establish performance indicators to monitor the



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
implementation of the policies in their official	implementation of the policies in their official
plans.	plans.
5.0 Figure 1	5.0 Figure 1
6.0 DEFINITIONS	6.0 DEFINITIONS
Access standards:	Access standards:
means methods or procedures to ensure safe	means methods or procedures to ensure safe
vehicular and pedestrian movement, and access	vehicular and pedestrian movement, and access
for the maintenance and repair of protection	for the maintenance and repair of protection
works, during times of flooding hazards, erosion	works, during times of flooding hazards, erosion
hazards and/or other water-related hazards.	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
	motorised wheelchairs and other power-assisted
	devices moving at a comparable speed.
Adjacent lands: means	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
a) for the numbers of nellow 2.1 these	same objectives;
a) for the purposes of policy 2.1, those	b) for the purposes of policy 2.1.8, those
lands contiguous to a specific <i>natural</i> <i>heritage feature or area</i> where it is likely	lands contiguous to a specific <i>natural</i> <i>heritage feature or area</i> where it is likely
that development or site alteration	that <i>development</i> or <i>site alteration</i>
would have a negative impact on the	would have a <i>negative impact</i> on the
feature or area. The extent of the	feature or area. The extent of the
adjacent lands may be recommended by	adjacent lands may be recommended by
the Province or based on municipal	the Province or based on municipal
approaches which achieve the same	approaches which achieve the same
objectives; and	objectives;
· · · · · · · · · · · · · · · · · · ·	c) for the purposes of policy 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
b) for the purposes of policy 2.6.3, those	d) for the purposes of policy 2.6.3, those
lands contiguous to a protected heritage	lands contiguous to a protected heritage
property or as otherwise defined in the	property or as otherwise defined in the
municipal official plan.	municipal official plan.



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
Adverse effects:	Adverse effects:
as defined in the Environmental Protection Act,	as defined in the Environmental Protection Act,
means one or more of:	means one or more of:
a) impairment of the quality of the	a) impairment of the quality of the
natural environment for any use that	natural environment for any use that
can be made of it;	can be made of it;
b) injury or damage to property or	<ul><li>b) injury or damage to property or</li></ul>
plant or animal life;	plant or animal life;
c) harm or material discomfort to any	c) harm or material discomfort to any
person;	person;
<ul> <li>d) an adverse effect on the health of any person;</li> </ul>	<li>d) an adverse effect on the health of any person;</li>
e) impairment of the safety of any	e) impairment of the safety of any
person;	person;
f) rendering any property or plant or	f) rendering any property or plant or
animal life unfit for human use;	animal life unfit for human use;
g) loss of enjoyment of normal use of	g) loss of enjoyment of normal use of
property; and	property; and
h) interference with normal conduct of	h) interference with normal conduct of
business.	business.
Affordable: means	Affordable: means
a) in the case of ownership housing, the least	a) in the case of ownership housing, the least
expensive of:	expensive of:
housing for which the purchase price results in annual accommodation costs	housing for which the purchase price  regults in appual assembledation agets.
which do not exceed 30 percent of gross	results in annual accommodation costs which do not exceed 30 percent of gross
annual household income for <i>low and</i>	annual household income for <i>low and</i>
moderate income households; or	moderate income households; or
2. housing for which the purchase price is	housing for which the purchase price is
at least 10 percent below the average	at least 10 percent below the average
purchase price of a resale unit in the	purchase price of a resale unit in the
regional market area;	regional market area;
b) in the case of rental housing, the least	b) in the case of rental housing, the least
expensive of:	expensive of:
<ol> <li>a unit for which the rent does</li> </ol>	<ol><li>a unit for which the rent does</li></ol>
not exceed 30 percent of gross	not exceed 30 percent of <i>gross</i>
annual household income for <i>low</i>	annual household income for low
and moderate income	and moderate income
households; or	households; or
3. a unit for which the rent is at or	4. a unit for which the rent is at or
below the average market rent	below the average market rent
of a unit in the regional market	of a unit in the <i>regional market</i>
area.	area.  Agricultural condition: means
	a) in regard to <i>specialty crop areas</i> , 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



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
Trovincial Folicy Statement, 2000	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 <i>prime agricultural land</i> outside of
	specialty crop areas, a condition in which
	substantially the same areas and same average
	soil capability for agriculture are restored.
Agricultural uses:	Agricultural uses:
means the growing of crops, including nursery	means the growing of crops, including nursery.
and horticultural crops; raising of livestock;	biomass and horticultural crops; raising of
raising of other animals for food, fur or fibre,	livestock; raising of other animals for food, fur
including poultry and fish; aquaculture;	or fibre, including poultry and fish; aquaculture;
apiaries; agro-forestry; maple syrup	apiaries; agro-forestry; maple syrup
production; and associated on-farm buildings	production; and associated on-farm buildings
and structures, including accommodation for	and structures, including, but not limited to
full-time farm labour when the size and nature	livestock facilities, manure storages, value-
of the operation requires additional	retaining facilities, and accommodation for full-
employment.	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:	Agriculture-related uses:
means those farm-related commercial and	means those farm-related commercial and
farm-related industrial uses that are small scale	farm-related industrial uses that are small scale
farm-related industrial uses that are small scale and directly related to the farm operation and	farm-related industrial uses that are small scale and directly related to the farm operations in
farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm	farm-related industrial uses that are small scale and directly related to the farm operations in the area, support agriculture, and are required
farm-related industrial uses that are small scale and directly related to the farm operation and	farm-related industrial uses that are small scale and-directly related to the farm operations in the area, support agriculture, and are required benefit from being in close proximity to the
farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm	farm-related industrial uses that are small scale and directly related to the farm operations in the area, support agriculture, and are required benefit from being in close proximity to the farm operations, and provide direct products
farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm	farm-related industrial uses that are small scale and directly related to the farm operations in the area, support agriculture, and are required benefit from being in close proximity to the farm operations, and provide direct products and/or services to farm operations as primary
farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.	farm-related industrial uses that are small scale and directly related to the farm operations in the area, support agriculture, and are required benefit from being in close proximity to the farm operations, and provide direct products and/or services to farm operations as primary activity.
farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.  Airports:	farm-related industrial uses that are small scale and-directly related to the farm operations in the area, support agriculture, and are required benefit from being in close proximity to the farm operations, and provide direct products and/or services to farm operations as primary activity.  Airports:
farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.  Airports:  means all Ontario airports, including designated	farm-related industrial uses that are small scale and-directly related to the farm operations in the area, support agriculture, and are required benefit from being in close proximity to the farm operations, and provide direct products and/or services to farm operations as primary activity.  Airports:  means all Ontario airports, including designated
farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.  Airports:  means all Ontario airports, including designated lands for future airports, with Noise Exposure	farm-related industrial uses that are small scale and-directly related to the farm operations in the area, support agriculture, and are required benefit from being in close proximity to the farm operations, and provide direct products and/or services to farm operations as primary activity.  Airports:  means all Ontario airports, including designated lands for future airports, with Noise Exposure
farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.  Airports:  means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP)	farm-related industrial uses that are small scale and-directly related to the farm operations in the area, support agriculture, and are required benefit from being in close proximity to the farm operations, and provide direct products and/or services to farm operations as primary activity.  Airports:  means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP)
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farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.  Airports:  means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.  Alternative energy systems:  means sources of energy or energy conversion processes that significantly reduce the amount	farm-related industrial uses that are small scale and directly related to the farm operations in the area, support agriculture, and are required benefit from being in close proximity to the farm operations, and provide direct products and/or services to farm operations as 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 systems:  means a system that uses sources of energy or energy conversion processes to produce power,
farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.  Airports:  means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.  Alternative energy systems:  means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air,	farm-related industrial uses that are small scale and-directly related to the farm operations in the area, support agriculture, and are required benefit from being in close proximity to the farm operations, and provide direct products and/or services to farm operations as 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 systems:  means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces
farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.  Airports:  means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.  Alternative energy systems:  means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to	farm-related industrial uses that are small scale and-directly related to the farm operations in the area, support agriculture, and are required benefit from being in close proximity to the farm operations, and provide direct products and/or services to farm operations as 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 systems:  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
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farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.  Airports:  means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.  Alternative energy systems:  means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.  Archaeological resources:	farm-related industrial uses that are small scale and-directly related to the farm operations in the area, support agriculture, and are required benefit from being in close proximity to the farm operations, and provide direct products and/or services to farm operations as 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 systems:  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:
farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.  Airports:  means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.  Alternative energy systems:  means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.  Archaeological resources: includes artifacts, archaeological sites and	farm-related industrial uses that are small scale and-directly related to the farm operations in the area, support agriculture, and are required benefit from being in close proximity to the farm operations, and provide direct products and/or services to farm operations as 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 systems:  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, and
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Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
upon archaeological fieldwork undertaken in	evaluation of such resources are based upon
accordance with the <i>Ontario Heritage Act</i> .	archaeological fieldwork undertaken in
desordance with the omane heritage her.	accordance with the <i>Ontario Heritage Act</i> .
Areas of archaeological potential:	Areas of archaeological potential:
means areas with the likelihood to contain	means areas with the likelihood to contain
archaeological resources. Criteria for	archaeological resources. Criteria for
determining archaeological potential are	determining Methods to identify archaeological
established by the Province, but municipal	potential are established by the Province, but
approaches which achieve the same objectives	municipal approaches which achieve the same
may also be used. Archaeological potential is	objectives may also be used. The Ontario
confirmed through archaeological fieldwork	<u>Heritage Act requires</u> Aarchaeological potential
undertaken in accordance with the Ontario	isto be confirmed through archaeological
Heritage Act.	fieldwork undertaken in accordance with the
	Ontario Heritage Act.
Areas of mineral potential:	Areas of mineral potential:
means areas favourable to the discovery of	means areas favourable to the discovery of
mineral deposits due to geology, the presence	mineral deposits due to geology, the presence
of known <i>mineral deposits</i> or other technical	of known <i>mineral deposits</i> or other technical
evidence.	evidence.
Areas of natural and scientific interest	Areas of natural and scientific interest
(ANSI):	(ANSI):
means areas of land and water containing	means areas of land and water containing
natural landscapes or features that have been	natural landscapes or features that have been
identified as having life science or earth science	identified as having life science or earth science
values related to protection, scientific study or education.	values related to protection, scientific study or education.
Areas of petroleum potential:	Areas of petroleum potential:
means areas favourable to the discovery	means areas favourable to the discovery
of petroleum resources due to geology,	of petroleum resources due to geology,
the presence of known petroleum	the presence of known petroleum
resources or other technical evidence.	resources or other technical evidence.
Brownfield sites:	Brownfield sites:
means undeveloped or previously developed	means undeveloped or previously developed
properties that may be contaminated. They are	properties that may be contaminated. They are
usually, but not exclusively, former industrial or	usually, but not exclusively, former industrial or
commercial properties that may be	commercial properties that may be
underutilized, derelict or vacant.	underutilized, derelict or vacant.
Built heritage resources:	Built heritage resources:
means one or more significant buildings,	means <del>one or more significant a buildings,</del>
structures, monuments, installations or remains	structures, monuments, installations or any
associated with architectural, cultural, social,	manufactured remnant remains associated with
political, economic or military history and	architectural, cultural, social, political, economic
identified as being important to a community.	or military history and that contributes to a
These resources may be identified through	property's cultural heritage value or interest as
designation or heritage conservation easement	identified as being important toby a community, including an Aberiginal community. Puilt
under the <i>Ontario Heritage Act</i> , or listed by local, provincial or federal jurisdictions.	including an Aboriginal community. Built heritage resources are generally located on
local, provincial or rederal jurisdictions.	property that has been designated under Parts
	IV or V of These resources may be identified
•	I I V OI V OI THESE LESOUICES THAY BE IDENTIFIED



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
,	through designation or heritage conservation
	easement under the Ontario Heritage Act, or
	listed byincluded on local, provincial and/or
	federal registers jurisdictions.
Coastal wetland: means	Coastal wetland: means
a) any wetland that is located on one of	a) any wetland that is located on one of
the Great Lakes or their connecting	the Great Lakes or their connecting
channels (Lake St. Clair, St. Mary's, St.	channels (Lake St. Clair, St. Mary's,
Clair, Detroit, Niagara and St. Lawrence	St. Clair, Detroit, Niagara and St.
Rivers); or	Lawrence Rivers); or
b) any other <i>wetland</i> that is on a tributary	b) any other <i>wetland</i> that is on a
to any of the above-specified water	tributary to any of the above-
bodies and lies, either wholly or in part,	specified water bodies and lies,
downstream of a line located 2	either wholly or in part, downstream
kilometres upstream of the 1:100 year	of a line located 2 kilometres
floodline (plus wave run-up) of the large	upstream of the 1:100 year floodline
water body to which the tributary is	(plus wave run-up) of the large
1	water body to which the tributary is
connected.	,
	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
	i sitas in an araa whara thara is a nigh
	concentration of mineral aggregate operations.
Comprehensive review: means	concentration of <i>mineral aggregate operations</i> .  Comprehensive review: means
a) for the purposes of policies 1.1.3.9 and	concentration of mineral aggregate operations.  Comprehensive review: means  a) for the purposes of policies 1.1.3.98 and
a) for the purposes of policies 1.1.3.9 and 1.3.2, an official plan review which is initiated	concentration of mineral aggregate operations.  Comprehensive review: means  a) for the purposes of policies 1.1.3.98 and 1.3.2.2, an official plan review which is initiated
a) for the purposes of policies 1.1.3.9 and 1.3.2, an official plan review which is initiated by a planning authority, or an official plan	concentration of mineral aggregate operations.  Comprehensive review: means  a) for the purposes of policies 1.1.3.98 and 1.3.2.2, an official plan review which is initiated by a planning authority, or an official plan
a) for the purposes of policies 1.1.3.9 and 1.3.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a	concentration of mineral aggregate operations.  Comprehensive review: means  a) for the purposes of policies 1.1.3.98 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
a) for the purposes of policies 1.1.3.9 and 1.3.2, 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:	concentration of mineral aggregate operations.  Comprehensive review: means  a) for the purposes of policies 1.1.3.98 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:
a) for the purposes of policies 1.1.3.9 and 1.3.2, 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	concentration of mineral aggregate operations.  Comprehensive review: means  a) for the purposes of policies 1.1.3.98 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
<ul> <li>a) for the purposes of policies 1.1.3.9 and 1.3.2, 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:</li> <li>1. is based on a review of population and growth projections and which reflect</li> </ul>	concentration of mineral aggregate operations.  Comprehensive review: means  a) for the purposes of policies 1.1.3.98 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 growth employment projections and
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<ul> <li>a) for the purposes of policies 1.1.3.9 and 1.3.2, 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:</li> <li>1. is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative</li> </ul>	concentration of mineral aggregate operations.  Comprehensive review: means  a) for the purposes of policies 1.1.3.98 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 growth employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable;
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<ul> <li>a) for the purposes of policies 1.1.3.9 and 1.3.2, 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: <ol> <li>is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;</li> <li>utilizes opportunities to accommodate projected growth through intensification</li> </ol> </li> </ul>	concentration of mineral aggregate operations.  Comprehensive review: means  a) for the purposes of policies 1.1.3.98 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 growth 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 this growth the development while protecting provincial interests;  2. utilizes opportunities to accommodate projected growth or development
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<ul> <li>a) for the purposes of policies 1.1.3.9 and 1.3.2, 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: <ol> <li>is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;</li> <li>utilizes opportunities to accommodate projected growth through intensification</li> </ol> </li> </ul>	concentration of mineral aggregate operations.  Comprehensive review: means  a) for the purposes of policies 1.1.3.98 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 growth 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 this growth 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
<ul> <li>a) for the purposes of policies 1.1.3.9 and 1.3.2, 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: <ol> <li>is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;</li> <li>utilizes opportunities to accommodate projected growth through intensification</li> </ol> </li> </ul>	Comprehensive review: means  a) for the purposes of policies 1.1.3.98 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 growth 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 this growth 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



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
do not comprise specialty crop areas in	do not comprise specialty crop areas in
accordance with policy 2.3.2;	accordance with policy 2.3.2;
decordance with policy 2.3.2,	accordance with policy 2.3.2,
4. is integrated with planning for	3. is integrated with planning for
infrastructure and public service	infrastructure and public service
facilities; and	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
	<u>development;</u>
	5. confirms that sewage and water services
	can be provided in accordance with
	policy 1.6.6; and
<ol><li>considers cross-jurisdictional issues.</li></ol>	considers cross-jurisdictional issues.
b) for the purposes of policy 1.1.5, means a	b) for the purposes of policy 1.1.56, means a
review undertaken by a planning authority or	review undertaken by a planning authority or
comparable body which:	comparable body which:
<ol> <li>addresses long-term population</li> </ol>	<ol> <li>addresses long-term population</li> </ol>
projections, infrastructure requirements	projections, <i>infrastructure</i>
and related matters;	requirements and related matters;
2. confirms that the lands to be developed	2. confirms that the lands to be
do not comprise specialty crop areas in	developed do not comprise specialty
accordance with policy 2.3.2; and	crop areas in accordance with policy
	2.3.2; and
considers cross-jurisdictional issues.	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
Componied	settlement boundary or development proposal.  Conserved:
Conserved:	
means the identification, protection, use and/or management of cultural heritage and	means the identification, protection, use and/or management of and use of built heritage
archaeological resources in such a way that	<u>resources,</u> cultural heritage <u>landscapes</u> and
their heritage values, attributes and integrity	archaeological resources in such a waya manner
are retained. This may be addressed through a	that ensures their cultural heritage value or
conservation plan or heritage impact	interest s, attributes and integrity are is
assessment.	retained under the <i>Ontario Heritage Act</i> . This
	may be addressed through 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:	Cultural heritage landscape:
means a defined geographical area of heritage	means a defined geographical area of heritage



# Provincial Policy Statement, 2005

significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

# Provincial Policy Statement, 2014

significance which has that may have been modified by human activities and is identified as having cultural valued heritage value or interest by a community, including an Aboriginal communityies. It involves a grouping(s) of individual heritage. The area may involve features such as structures, spaces, archaeological sites and or natural elements, which that are valued together for their interrelationship, meaning or association. form a significant type of heritage form, distinctive from that of its constituent elements or parts. 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 <del>cultural</del> heritage significance value; 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 one hundred year flood level along connecting channels:

means those areas which are critical to the conveyance of the flows associated with the *one hundred year flood level* along the St. Mary's, 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.

# Defined portions of the <del>one hundred year</del> flood<u>ing</u> <del>level</del> <u>hazard</u> 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. Mary's, 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.

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# Designated and available:

for the purposes of policy 1.4.1(a), 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,

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	Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
Ī	only lands that have commenced the more	only lands that have commenced the more
	detailed planning process are considered to be	detailed planning process are considered to be
	designated for the purposes of this definition.	designated and available for the purposes of
		this definition.
	Designated growth areas:	Designated growth areas:
	means lands within settlement areas designated	means lands within settlement areas designated
	in an official plan for growth over the long-term	in an official plan for growth over the long-term
	planning horizon provided in policy 1.1.2, but	planning horizon provided in policy 1.1.2, but
	which have not yet been fully developed.	which have not yet been fully developed.
	Designated growth areas include lands which	Designated growth areas include lands which
	are designated and available for residential	are designated and available for residential
	growth in accordance with policy 1.4.1(a), as	growth in accordance with policy 1.4.1(a), as
	well as lands required for employment and	well as lands required for employment and
	other uses.	other uses.
	Designated vulnerable area:	Designated vulnerable area:
	means areas defined as vulnerable, in	means areas defined as vulnerable, in
	accordance with provincial standards, by virtue	accordance with provincial standards, by virtue
	of their importance as a drinking water source	of their importance as a drinking water source
	that may be impacted by activities or events.	that may be impacted by activities or events.
	Development:	Development:
	means the creation of a new lot, a change in	means the creation of a new lot, a change in
	land use, or the construction of buildings and	land use, or the construction of buildings and
	structures, requiring approval under the	structures, requiring approval under the
_	Planning Act, but does not include:	Planning Act, but does not include:
	<ul> <li>a) activities that create or maintain</li> </ul>	a) activities that create or maintain
	infrastructure authorized under an	infrastructure authorized under an
	environmental assessment process;	environmental assessment process;
	<li>b) works subject to the Drainage Act; or</li>	b) works subject to the <i>Drainage Act</i> ; or
	<li>c) for the purposes of policy 2.1.3(b),</li>	c) for the purposes of policy
	underground or surface mining of	2.1. <del>3(b)</del> 4(a), underground or surface
	minerals or advanced exploration on	mining of <i>minerals</i> or advanced
	mining lands in significant areas of	exploration on mining lands in
	mineral potential in Ecoregion 5E, where	significant areas of mineral potential in
	advanced exploration has the same	Ecoregion 5E, where advanced
	meaning as under the Mining Act.	exploration has the same meaning as
	Instead, those matters shall be subject	under the <i>Mining Act</i> . Instead, those
ı	to policy 2.1.4(a).	matters shall be subject to policy
۱	Demonstrate and transport	2.1. <del>4</del> 5(a).
ŀ	Dynamic beach hazard:	Dynamic beach hazard:
	means areas of inherently unstable	means areas of inherently unstable
	accumulations of shoreline sediments along the	accumulations of shoreline sediments along the
	Great Lakes - St. Lawrence River System and	Great Lakes - St. Lawrence River System and
	large inland lakes, as identified by provincial standards, as amended from time to time. The	large inland lakes, as identified by provincial standards, as amended from time to time. The
	dynamic beach hazard limit consists of the	dynamic beach hazard limit consists of the
	flooding hazard limit plus a dynamic beach	flooding hazard limit plus a dynamic beach
	allowance.	allowance.
ŀ	Ecological function:	Ecological function:
ŀ	means the natural processes, products or	means the natural processes, products or
	services that living and non-living environments	services that living and non-living environments
L	sorvices that living and non-living environments	Services that living and non-living environments



provincial Policy Statement, 2019 provided 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:  Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over an one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.  Erish:  Fish:  Fish:  Fish:  Fish:  Fish:  Fish:  Fish:  Fish:  Ficod fringe:  For or inver, stream and small inland lake systems, means the older of the floodway and the floodway.  Flood plain:	ı		
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Description of all Delies Chatemans 2005	Durania dia I Dallana Chahamanah 2014
Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
for river stream, and small inland lake systems,	for river stream, and small inland lake systems,
means the area, usually low lands adjoining a	means the area, usually low lands adjoining a
watercourse, which has been or may be subject	watercourse, which has been or may be subject
to flooding hazards.	to flooding hazards.
Flooding hazard:	Flooding hazard:
means the inundation, under the conditions	means the inundation, under the conditions
specified below, of areas adjacent to a shoreline	specified below, of areas adjacent to a shoreline
or a river or stream system and not ordinarily	or a river or stream system and not ordinarily
covered by water:	covered by water:
a) Along the shorelines of the <i>Great Lakes</i>	a) Along the shorelines of the <i>Great Lakes</i>
- St. Lawrence River System and large	<ul> <li>St. Lawrence River System and large</li> </ul>
inland lakes, the flooding hazard limit is	inland lakes, the flooding hazard limit is
based on the <i>one hundred year flood</i>	based on the one hundred year flood
level plus an allowance for wave uprush	level plus an allowance for wave uprush
and other water-related hazards;	and other water-related hazards;
b) Along river, stream and small inland	b) Along river, stream and small inland
lake systems, the flooding hazard limit	lake systems, the flooding hazard limit
is the greater of:	is the greater of:
<ol> <li>the flood resulting from the</li> </ol>	<ol> <li>the flood resulting from the</li> </ol>
rainfall actually experienced	rainfall actually experienced
during a major storm such as the	during a major storm such as
Hurricane Hazel storm (1954) or	the Hurricane Hazel storm
the Timmins storm (1961),	(1954) or the Timmins storm
transposed over a specific	(1961), transposed over a
watershed and combined with	specific watershed and
the local conditions, where	combined with the local
evidence suggests that the storm	conditions, where evidence
event could have potentially	suggests that the storm event
occurred over watersheds in the	could have potentially occurred
general area;	over watersheds in the general
	area;
2. the <i>one hundred year flood</i> ; and	2. the one hundred year flood; and
<ol><li>a flood which is greater than 1.</li></ol>	<ol><li>a flood which is greater than 1.</li></ol>
or 2. which was actually	or 2. which was actually
experienced in a particular	experienced in a particular
watershed or portion thereof as	watershed or portion thereof as
a result of ice jams and which	a result of ice jams and which
has been approved as the	has been approved as the
standard for that specific area by	standard for that specific area
the Minister of Natural	by the Minister of Natural
Resources;	Resources;
except where the use of the one hundred year	except where the use of the one hundred year
flood or the actually experienced event has	flood or the actually experienced event has
been approved by the Minister of Natural	been approved by the Minister of Natural
Resources as the standard for a specific	Resources as the standard for a specific
watershed (where the past history of flooding	watershed (where the past history of flooding
supports the lowering of the standard).	supports the lowering of the standard).
Floodproofing standard:	Floodproofing standard:
means the combination of measures	means the combination of measures
incorporated into the basic design and/or	incorporated into the basic design and/or



# Provincial Policy Statement, 2014 Provincial Policy Statement, 2005 construction of buildings, structures, or construction of buildings, structures, or properties to reduce or eliminate flooding properties to reduce or eliminate flooding hazards, wave uprush and other water-related hazards, wave uprush and other water-related hazards along the shorelines of the Great Lakes hazards along the shorelines of the Great Lakes - St. Lawrence River System and large inland - St. Lawrence River System and large inland lakes, and flooding hazards along river, stream lakes, and flooding hazards along river, stream and small inland lake systems. and small inland lake systems. Floodway: Floodway: for river, stream and small inland lake systems, for river, stream and small inland lake systems, means the portion of the flood plain where means the portion of the flood plain where development and site alteration would cause a development and site alteration would cause a danger to public health and safety or property danger to public health and safety or property damage. damage. Where the one zone concept is applied, the Where the one zone concept is applied, the floodway is the entire contiguous flood plain. floodway is the entire contiguous flood plain. Where the two zone concept is applied, the Where the two zone concept is applied, the floodway is the contiguous inner portion of the floodway is the contiguous inner portion of the flood plain, representing that area required for flood plain, representing that area required for the safe passage of flood flow and/or that area the safe passage of flood flow and/or that area where flood depths and/or velocities are where flood depths and/or velocities are considered to be such that they pose a potential considered to be such that they pose a potential threat to life and/or property damage. Where threat to life and/or property damage. Where the two zone concept applies, the outer portion the two zone concept applies, the outer portion of the *flood plain* is called the *flood fringe*. 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: Great Lakes - St. Lawrence River System: means the major water system consisting of means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the St. Lawrence River within the boundaries of the Province of Ontario. 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



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014	
Trovincial Folicy Ctatoment, 2000	forests, natural channels, permeable surfaces,	
	and green roofs.	
Ground water feature:	Ground water feature:	
refers to water-related features in the earth's	refers tomeans water-related features in the	
subsurface, including recharge/discharge areas,	earth's subsurface, including	
water tables, aquifers and unsaturated zones	recharge/discharge areas, water tables,	
that can be defined by surface and subsurface	aquifers and unsaturated zones that can be	
hydrogeologic investigations.	defined by surface and subsurface	
Trydrogeologic investigations.	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 <i>Endangered Species</i>	
	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:	Hazardous lands:	
means property or lands that could be unsafe	means property or lands that could be unsafe	
for development due to naturally occurring	for development due to naturally occurring	
processes. Along the shorelines of the <i>Great</i>	processes. Along the shorelines of the <i>Great</i>	
Lakes - St. Lawrence River System, this means	Lakes - St. Lawrence River System, this means	
the land, including that covered by water,	the land, including that covered by water,	
between the international boundary, where	between the international boundary, where	
applicable, and the furthest landward limit of	applicable, and the furthest landward limit of	
the flooding hazard, erosion hazard or dynamic	the flooding hazard, erosion hazard or dynamic	
beach hazard limits. Along the shorelines of	beach hazard limits. Along the shorelines of	



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014	
including that covered by water, between a	including that covered by water, between a	
defined offshore distance or depth and the	defined offshore distance or depth and the	
furthest landward limit of the flooding hazard,	furthest landward limit of the flooding hazard,	
erosion hazard or dynamic beach hazard limits.	erosion hazard or dynamic beach hazard limits	
Along river, stream and small inland lake	Along river, stream and small inland lake	
systems, this means the land, including that	systems, this means the land, including that	
covered by water, to the furthest landward limit	covered by water, to the furthest landward limit	
of the <i>flooding hazard</i> or <i>erosion hazard</i> limits.	of the <i>flooding hazard</i> or <i>erosion hazard</i> limits	
Hazardous sites:	Hazardous sites:	
means property or lands that could be unsafe	means property or lands that could be unsafe	
for development and site alteration due to	for development and site alteration due to	
naturally occurring hazards. These may include	naturally occurring hazards. These may include	
unstable soils (sensitive marine clays [leda],	unstable soils (sensitive marine clays [leda],	
organic soils) or unstable bedrock (karst	organic soils) or unstable bedrock (karst	
topography).	topography).	
Hazardous substances:	Hazardous substances:	
means substances which, individually, or in	means substances which, individually, or in	
combination with other substances, are	combination with other substances, are	
normally considered to pose a danger to public	normally considered to pose a danger to public	
health, safety and the environment. These	health, safety and the environment. These	
substances generally include a wide array of	substances generally include a wide array of	
materials that are toxic, ignitable, corrosive,	materials that are toxic, ignitable, corrosive,	
reactive, radioactive or pathological.	reactive, radioactive or pathological.	
Heritage attributes:	Heritage attributes:	
means the principal features, characteristics,	means the principal features, characteristics,	
context and appearance that contribute to the	<del>context and appearance</del> <u>or elements</u> that	
cultural heritage significance of a protected	contribute to the cultural heritage significance	
heritage property.	of-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:	Hydrologic function:	
means the functions of the hydrological cycle	means the functions of the hydrological cycle	
that include the occurrence, circulation,	that include the occurrence, circulation,	
distribution and chemical and physical	distribution and chemical and physical	
properties of water on the surface of the land,	properties of water on the surface of the land,	
in the soil and underlying rocks, and in the	in the soil and underlying rocks, and in the	
atmosphere, and water's interaction with the	atmosphere, and water's interaction with the	
environment including its relation to living	environment including its relation to living	
things.	things.	
Individual on-site sewage services:	Individual on-site sewage services:	
means individual, autonomous sewage disposal	means individual, autonomous sewage disposal	



Provincial Policy Statement 2005	Provincial Policy Statement 2014	
Provincial Policy Statement, 2005	Provincial Policy Statement, 2014	
systems within the meaning of s.8.1.2, O.Reg.	systems within the meaning of s.8.1.2, O.Reg.	
403/97, under the <i>Building Code Act, 1992</i> that are owned, operated and managed by the	403/97, as defined in O. Reg 332/12 under the	
	Building Code Act, 1992, that are owned,	
owner of the property upon which the system is	operated and managed by the owner of the	
located.	property upon which the system is located.	
Individual on-site water services:	Individual on-site water services:	
means individual, autonomous water supply	means individual, autonomous water supply	
systems that are owned, operated and	systems that are owned, operated and	
managed by the owner of the property upon	managed by the owner of the property upon	
which the system is located.	which the system is located.	
Infrastructure:	Infrastructure:	
means physical structures (facilities and	means physical structures (facilities and	
corridors) that form the foundation for	corridors) that form the foundation for	
development. <i>Infrastructure</i> includes: sewage	development. <i>Infrastructure</i> includes: sewage	
and water systems, septage treatment systems,	and water systems, septage treatment systems,	
waste management systems, electric power	stormwater management systems. waste	
generation and transmission,	management systems, electricity power	
communications/telecommunications, transit	generation <u>facilities</u> , <u>and electricity</u> transmission	
and transportation corridors and facilities, oil	and distribution systems,	
and gas pipelines and associated facilities.	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:	Intensification:	
means the development of a property, site or	means the development of a property, site or	
area at a higher density than currently exists	area at a higher density than currently exists	
through:	through:	
a) redevelopment, including the reuse of	a) redevelopment, including the reuse of	
brownfield sites;	brownfield sites;	
b) the development of vacant and/or	b) the development of vacant and/or	
underutilized lots within previously	underutilized lots within previously	
developed areas;	developed areas;	
c) infill development; and	c) infill development; and	
d) the expansion or conversion of existing	d) the expansion or conversion of	
buildings.	existing buildings.	
Large inland lakes:	Large inland lakes:	
means those waterbodies having a surface area	means those waterbodies having a surface area	
of equal to or greater than 100 square	of equal to or greater than 100 square	
kilometres where there is not a measurable or	kilometres where there is not a measurable or	
predictable response to a single runoff event.	predictable response to a single runoff event.	
Legal or technical reasons:	Legal or technical reasons:	
for the purposes of policy 2.3.4.2, means	for the purposes of policy 2.3.4.2, means	



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014	
severances for purposes such as easements,	severances for purposes such as easements,	
corrections of deeds, quit claims, and minor	corrections of deeds, quit claims, and minor	
boundary adjustments, which do not result in	boundary adjustments, which do not result in	
the creation of a new lot.	the creation of a new lot.	
Low and moderate income households:	Low and moderate income households:	
means	means	
<ul> <li>a) in the case of ownership housing,</li> </ul>	a) in the case of ownership housing,	
households with incomes in the lowest	households with incomes in the lowest	
60 percent of the income distribution for	60 percent of the income distribution for	
the <i>regional market area</i> ; or	the <i>regional market area</i> ; or	
<li>b) in the case of rental housing,</li>	b) in the case of rental housing,	
households with incomes in the lowest	households with incomes in the lowest	
60 percent of the income distribution for	60 percent of the income distribution for	
renter households for the regional	renter households for the <i>regional</i>	
market area.	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	
i ·	transportation corridors used for the movement	
	<u>transportation corridors used for the movement</u> <u>of goods. Approaches that are freight-</u>	
	transportation corridors used for the movement of goods. Approaches that are freight-supportive may be recommended in guidelines	
	transportation corridors used for the movement of goods. Approaches that are freightsupportive may be recommended in guidelines developed by the Province or based on	
	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	
	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.	
	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:	
	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,	
	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	
Mine hazard:	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,	
Mine hazard: means any feature of a mine as defined under	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.	
	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	
means any feature of a mine as defined under	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 <i>Mining Act</i> , or any related disturbance of	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	
means any feature of a mine as defined under the <i>Mining Act</i> , or any related disturbance of the ground that has not been rehabilitated.	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	
means any feature of a mine as defined under the <i>Mining Act</i> , or any related disturbance of the ground that has not been rehabilitated.  Minerals:	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:	



#### Provincial Policy Statement, 2005 Provincial Policy Statement, 2014 resources. resources. Metallic minerals means those minerals from Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are which metals (e.g. copper, nickel, gold) are Non-metallic minerals means those minerals Non-metallic minerals means those minerals that are of value for intrinsic properties of the that are of value for intrinsic properties of the minerals themselves and not as a source of minerals themselves and not as a source of metal. They are generally synonymous with metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and kyanite, mica, nepheline syenite, salt, talc, and wollastonite). wollastonite). Mineral aggregate operation: means Mineral aggregate operation: means a) lands under license or permit, other a) lands under license or permit, other than for wayside pits and quarries, than for wayside pits and quarries, issued in accordance with the Aggregate issued in accordance with the Aggregate Resources Act, or successors thereto; Resources Act, or successors thereto; b) for lands not designated under the b) for lands not designated under the Aggregate Resources Act, established Aggregate Resources Act, established pits and quarries that are not in pits and quarries that are not in contravention of municipal zoning bycontravention of municipal zoning bylaws and including adjacent land under laws and including adjacent land under agreement with or owned by the agreement with or owned by the operator, to permit continuation of the operator, to permit continuation of the operation; and operation; and c) associated facilities used in extraction, associated facilities used in extraction, transport, beneficiation, processing or transport, beneficiation, processing or recycling of *mineral aggregate resources* recycling of *mineral aggregate resources* and derived products such as asphalt and derived products such as asphalt and concrete, or the production of and concrete, or the production of secondary related products. secondary related products. Mineral aggregate resources: Mineral aggregate resources: means gravel, sand, clay, earth, shale, stone, means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under granite, rock or other material prescribed under the Aggregate Resources Act suitable for the Aggregate Resources Act suitable for construction, industrial, manufacturing and construction, industrial, manufacturing and maintenance purposes but does not include maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the tailings or other material prescribed under the Mining Act. 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



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014	
Trovincial Foncy Statement, 2003	utilization or extraction of on-site mineral	
	aggregate resources prior to development	
	occurring.	
Mineral deposits:	Mineral deposits:	
means areas of identified minerals that have	means areas of identified minerals that have	
sufficient quantity and quality based on specific		
geological evidence to warrant present or future		
extraction.	extraction.	
Mineral mining operation:	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	means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to	
another use.	another use.	
Minimum distance separation formulae: means formulae developed by the Province to	Minimum distance separation formulae:	
separate uses so as to reduce incompatibility	means formulae and guidelines developed by the Province, as amended from time to time, to	
concerns about odour from livestock facilities.	separate uses so as to reduce incompatibility	
concerns about odddi from livestock facilities.	concerns about odour from livestock facilities.	
Multi-modal transportation system:	Multi-modal transportation	
watti-modal transportation system.	system:	
means a transportation system which may	means a transportation system which may	
include several forms of transportation such as	include several forms of transportation such as	
automobiles, walking, trucks, cycling, buses,	automobiles, walking, trucks, cycling, buses,	
rapid transit, rail (such as commuter and	rapid transit, rail (such as commuter and	
freight), air and marine.	freight), air and marine.	
Municipal sewage services:	Municipal sewage services:	
means a sewage works within the meaning of	means a sewage works within the meaning of	
Section 1 of the <i>Ontario Water Resources Act</i>	Section 1 of the <i>Ontario Water Resources Act</i>	
that is owned or operated by a municipality.	that is owned or operated by a municipality.	
Municipal water services:	Municipal water services:	
means a municipal drinking-water system	means a municipal drinking-water system	
within the meaning of Section 2 of the Safe	within the meaning of Section 2 of the Safe	
Drinking Water Act, 2002.	Drinking Water Act, 2002.	
Natural heritage features and areas:	Natural heritage features and areas:	
means features and areas, including <i>significant</i> wetlands, significant coastal wetlands, fish	means features and areas, including significant wetlands, significant coastal wetlands, other	
habitat, significant woodlands south and east of	coastal wetlands in Ecoregions 5E, 6E and 7E,	
the Canadian Shield, significant valleylands	fish habitat, significant woodlands south and	
south and east of the Canadian Shield,	east of the Canadian Shield, significant	
significant habitat of <i>endangered species</i> and	valleylands south and east of the Canadian	
threatened species, significant wildlife habitat,	Shield in Ecoregions 6E and 7E (excluding	
and significant areas of natural and scientific	islands in the Lake Huron and the St. Marys	
interest, which are important for their	River), significant habitat of endangered species	
environmental and social values as a legacy of	and threatened species, significant wildlife	
the natural landscapes of an area.	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:	Natural heritage system:	



# Provincial Policy Statement, 2005 Provincial Policy Statement, 2014 means a system made up of natural heritage means a system made up of *natural heritage* features and areas, linked by natural corridors features and areas, and linkagesed by natural corridors intended to provide connectivity (at which are necessary to maintain biological and geological diversity, natural functions, viable the regional or site level) and support natural populations of indigenous species and processes which are necessary to maintain ecosystems. These systems can include lands biological and geological diversity, natural that have been restored and areas with the functions, viable populations of indigenous potential to be restored to a natural state. 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 and areas withor 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: **Negative impacts:** means 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: a) in regard to policy 2.2, degradation to b) in regard to policy 2.2, degradation to the quality and quantity of water, the quality and quantity of water, sensitive surface water features and sensitive surface water features and sensitive ground water features, and sensitive ground water features, and their related hydrologic functions, due to their related hydrologic functions, due to single, multiple or successive single, multiple or successive development or site alteration activities; development or site alteration activities; b) in regard to fish habitat, the harmful in regard to fish habitat, the harmful alteration, disruption or destruction of any permanent alteration to, disruption fish habitat, except where, in or destruction of fish habitat, except conjunction with the appropriate where, in conjunction with the authorities, it has been authorized under appropriate authorities, it has been the Fisheries Act, using the guiding authorized under the Fisheries Actusing the guiding principle of no net loss principle of no net loss of productive of productive capacity; and capacity; and c) in regard to other *natural heritage* in regard to other *natural heritage*



#### Provincial Policy Statement, 2005 Provincial Policy Statement, 2014 features and areas, degradation that features and areas, degradation that threatens the health and integrity of the threatens the health and integrity of the natural features or *ecological functions* natural features or *ecological functions* for which an area is identified due to for which an area is identified due to single, multiple or successive single, multiple or successive development or site alteration activities. development or site alteration activities. Normal farm practices: Normal farm practices: means a practice, as defined in the Farming and means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is Food Production Protection Act, 1998, that is conducted in a manner consistent with proper conducted in a manner consistent with proper and acceptable customs and standards as and acceptable customs and standards as established and followed by similar agricultural established and followed by similar agricultural operations under similar circumstances; or operations under similar circumstances; or makes use of innovative technology in a makes use of innovative technology in a manner consistent with proper advanced farm manner consistent with proper advanced farm management practices. Normal farm practices management practices. Normal farm practices shall be consistent with the *Nutrient* shall be consistent with the Nutrient Management Act, 2002 and regulations made Management Act, 2002 and regulations made under that Act. under that Act. Oil, gas and salt hazards: Oil, gas and salt hazards: means any feature of a well or work as defined means any feature of a well or work as defined under the Oil. Gas and Salt Resources Act. or under the Oil, Gas and Salt Resources Act, or any related disturbance of the ground that has any related disturbance of the ground that has not been rehabilitated. not been rehabilitated. On-farm diversified uses: means uses that are secondary to the principle agricultural use of the property and 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: One hundred year flood: for river, stream and small inland lake systems, for river, stream and small inland lake systems, means that flood, based on an analysis of means that flood, based on an analysis of precipitation, snow melt, or a combination precipitation, snow melt, or a combination thereof, having a return period of 100 years on thereof, having a return period of 100 years on average, or having a 1% chance of occurring or average, or having a 1% chance of occurring or being exceeded in any given year. being exceeded in any given year. One hundred year flood level: means One hundred year flood level: means a) for the shorelines of the Great Lakes, a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, the peak instantaneous stillwater level, resulting from combinations of mean resulting from combinations of mean monthly lake levels and wind setups, monthly lake levels and wind setups, which has a 1% chance of being which has a 1% chance of being equalled or exceeded in any given year; equalled or exceeded in any given year; b) in the connecting channels (St. Mary's. in the connecting channels (St. Marv-s. St. Clair, Detroit, Niagara and St. St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak Lawrence Rivers), the peak instantaneous stillwater level which has instantaneous stillwater level which has a 1% chance of being equalled or a 1% chance of being equalled or



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Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
exceeded in any given year; and	exceeded in any given year; and
c) for large inland lakes, lake levels and	c) for large inland lakes, lake levels and
wind setups that have a 1% chance of	wind setups that have a 1% chance of
being equalled or exceeded in any given	being equalled or exceeded in any given
year, except that, where sufficient water	year, except that, where sufficient water
level records do not exist, the one	level records do not exist, the one
hundred year flood level is based on the	hundred year flood level is based on the
highest known water level and wind	highest known water level and wind
setups.	setups.
Other water-related hazards:	Other water-related hazards:
means water-associated phenomena other than	means water-associated phenomena other than
flooding hazards and wave uprush which act on	flooding hazards and wave uprush which act on
shorelines. This includes, but is not limited to	shorelines. This includes, but is not limited to
ship-generated waves, ice piling and ice	ship-generated waves, ice piling and ice
jamming.	jamming.
Partial services: means	Partial services: means
a) municipal sewage services or private	a) municipal sewage services or private
communal sewage services and	communal sewage services and
individual on-site water services; or	individual on-site water services; or
b) municipal water services or private	b) <i>municipal water services or private</i>
communal water services and individual	communal water services and
on-site sewage services.	individual on-site sewage services.
Petroleum resource operations:	Petroleum resource operations:
means oil, gas and brine wells, and associated	means oil, gas and brine-salt wells, and
facilities, oil field brine disposal wells and	associated facilities and other drilling
	——————————————————————————————————————
associated facilities, and facilities for the	operations, oil field brinefluid disposal wells and
underground storage of natural gas and other	associated facilities, and wells and facilities for
	associated facilities, and wells and facilities for the underground storage of natural gas and
underground storage of natural gas and other hydrocarbons.	associated facilities, and <u>wells and facilities</u> for the underground storage of natural gas and other hydrocarbons.
underground storage of natural gas and other hydrocarbons.  Petroleum resources:	associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.  Petroleum resources:
underground storage of natural gas and other hydrocarbons.  Petroleum resources: means oil, gas, and brine resources which have	associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.  Petroleum resources: means oil, gas, and brine salt (extracted by
underground storage of natural gas and other hydrocarbons.  Petroleum resources: means oil, gas, and brine resources which have been identified through exploration and verified	associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.  Petroleum resources:  means oil, gas, and brine salt (extracted by solution mining method) and formation water
underground storage of natural gas and other hydrocarbons.  Petroleum resources: means oil, gas, and brine resources which have been identified through exploration and verified by preliminary drilling or other forms of	associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.  Petroleum resources:  means oil, gas, and brine salt (extracted by solution mining method) and formation water resources which have been identified through
underground storage of natural gas and other hydrocarbons.  Petroleum resources:  means oil, gas, and brine resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former	associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.  Petroleum resources:  means oil, gas, and brine salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling
underground storage of natural gas and other hydrocarbons.  Petroleum resources:  means oil, gas, and brine 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	associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.  Petroleum resources:  means oil, gas, and brine-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
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Provincial Policy Statement, 2005	Provincial Policy Statement, 2014	
Trovincial Folio, Gtatomont, 2000	corridors may be recommended in guidelines	
	developed by the Province.	
Portable asphalt plant: means a facility	Portable asphalt plant: means a facility	
a) with equipment designed to heat and	a) with equipment designed to heat and	
dry aggregate and to mix aggregate	dry aggregate and to mix aggregate	
with bituminous asphalt to produce	with bituminous asphalt to produce	
asphalt paving material, and includes	asphalt paving material, and includes	
stockpiling and storage of bulk materials	stockpiling and storage of bulk materials	
used in the process; and	used in the process; and	
b) which is not of permanent construction,	b) which is not of permanent construction,	
but which is to be dismantled at the	but which is to be dismantled at the	
completion of the construction project.	completion of the construction project.	
Portable concrete plant: means a building or	Portable concrete plant: means a building or	
structure	structure	
a) with equipment designed to mix	a) with equipment designed to mix	
cementing materials, aggregate, water	cementing materials, aggregate, water	
and admixtures to produce concrete,	and admixtures to produce concrete,	
and includes stockpiling and storage of	and includes stockpiling and storage of	
bulk materials used in the process; and	bulk materials used in the process; and	
b) which is not of permanent construction,	b) which is not of permanent construction,	
but which is designed to be dismantled	but which is designed to be dismantled	
at the completion of the construction	at the completion of the construction	
project.	project.	
Prime agricultural area:	Prime agricultural area:	
means areas where prime agricultural lands	means areas where <i>prime agricultural lands</i>	
predominate. This includes: areas of prime	predominate. This includes: areas of prime	
agricultural lands and associated Canada Land	agricultural lands and associated Canada Lar	
Inventory Class 4-7 soils; and additional areas	Inventory Class 4 through 7 soils; lands, and	
where there is a local concentration of farms	additional areas where there is a local	
which exhibit characteristics of ongoing	concentration of farms which exhibit	
agriculture. Prime agricultural areas may be	characteristics of ongoing agriculture. Prime	
identified by the Ontario Ministry of Agriculture	agricultural areas may be identified by the	
and Food using evaluation procedures	Ontario Ministry of Agriculture and using	
established by the Province as amended from	evaluation procedures establishedguidelines	
time to time, or may also be identified through	developed by the Province as amended from	
an alternative agricultural land evaluation	time to time <u>., or A prime agricultural area</u> may	
system approved by the Province.	also be identified through an alternative	
	agricultural land evaluation system approved by	
	the Province.	
Prime agricultural land:	Prime agricultural land:	
means land that includes specialty crop areas	means land that includes specialty crop areas	
and/or Canada Land Inventory Classes 1, 2,	and/or Canada Land Inventory Classes 1, 2,	
and 3 soils, in this order of priority for	and 3 <u>lands</u> soils, <u>as amended from time to</u>	
protection.	time, in this order of priority for protection.	
Private communal sewage services:	Private communal sewage services:	
means a sewage works within the meaning of	means a sewage works within the meaning of	
Section 1 of the <i>Ontario Water Resources Act</i>	Section 1 of the <i>Ontario Water Resources Act</i>	
that serves six or more lots or private	that serves six or more lots or private	
residences and is not owned by a municipality.	residences and is not owned by a municipality.	
Private communal water services:	Private communal water services:	



### Provincial Policy Statement, 2005 Provincial Policy Statement, 2014 means a non-municipal drinking-water system means a non-municipal drinking-water system within the meaning of Section 2 of the Safe within the meaning of Section 2 of the Safe Drinking Water Act, 2002 that serves six or Drinking Water Act, 2002 that serves six or more lots or private residences. more lots or private residences. Protected heritage property: Protected heritage property: means real property designated under Parts IV, means real-property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage V or VI of the Ontario Heritage Act; property conservation easement property under Parts II subject to a heritage conservation easement or IV of the Ontario Heritage Act; and property property under Parts II or IV of the Ontario that is the subject of a covenant or agreement Heritage Act; property identified by the between the owner of a property and a Province and prescribed public bodies as conservation body or level of government, provincial heritage property under the registered on title and executed with the Standards and Guidelines for Conservation of Provincial Heritage Properties; property primary purpose of preserving, conserving and maintaining a cultural heritage feature or protected under federal legislation, and resource, or preventing its destruction, UNESCO World Heritage Sites and property that demolition or loss. is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss. Protection works standards: Protection works standards: means the combination of non-structural or means the combination of non-structural or structural works and allowances for slope structural works and allowances for slope stability and flooding/erosion to reduce the stability and flooding/erosion to reduce the damage caused by flooding hazards, erosion damage caused by flooding hazards, erosion hazards and other water-related hazards, and hazards and other water-related hazards, and to allow access for their maintenance and to allow access for their maintenance and repair. repair. Provincial and federal requirements: means Provincial and federal requirements: means a) in regard to policy 1.8.3, legislation and in regard to policy 1.8.3, legislation and policies administered by the federal or policies administered by the federal or provincial governments for the purpose provincial governments for the purpose of protecting the environment from of protecting the environment from potential impacts associated with energy potential impacts associated with energy facilities and ensuring that the facilities and ensuring that the necessary approvals are obtained; and necessary approvals are obtained; and a) in regard to policy 1.8.31.6.11.2, legislation, regulations, and policies and standards administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy facilities systems and ensuring that the necessary approvals are obtained; and; in regard to policy 2.1.5, legislation and in regard to policy 2.1.56, legislation policies administered by the federal or and policies administered by the federal



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014		
provincial governments for the purpose	or provincial governments for the		
of the protection of fish and fish habitat,	purpose of the fisheries protection		
and related, scientifically established	<u>(including of fish and fish habitat)</u> , and		
standards such as water quality criteria	related, scientifically established		
for protecting lake trout populations.	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.		
Dravincial plan.			
Provincial plan:	Provincial plan:		
means a plan approved by the Lieutenant	means a provincial plan approved by the		
Governor in Council or the Minister of Municipal	Lieutenant Governor in Council or the Minister		
Affairs and Housing, but does not include	of Municipal Affairs and Housing, but does not		
municipal official plans.	include municipal official plans_within the		
	meaning of section 1 of the <i>Planning Act</i> .		
Public service facilities:	Public service facilities:		
means land, buildings and structures for the	means land, buildings and structures for the		
provision of programs and services provided or	provision of programs and services provided or		
subsidized by a government or other body, such	, · · · · · · · · · · · · · · · · · · ·		
as social assistance, recreation, police and fire	as social assistance, recreation, police and fire		
protection, health and educational programs,	protection, health and educational programs,		
and cultural services. Public service facilities do	and cultural services. Public service facilities do		
not include infrastructure.	not include infrastructure.		
Quality and quantity of water:	Quality and quantity of water:		
is measured by indicators such as minimum	is measured by indicators associated with		
base flow, depth to water table, aquifer	hydrologic function such as minimum base flow,		
pressure, oxygen levels, suspended solids,	depth to water table, aquifer pressure, oxygen		
temperature, bacteria, nutrients and hazardous	levels, suspended solids, temperature, bacteria,		
contaminants, and hydrologic regime.	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 <i>rail</i>		
	facilities.		
Recreation:	Recreation:		
means leisure time activity undertaken in built	means leisure time activity undertaken in built		
or natural settings for purposes of physical			
	or natural settings for purposes of physical		
activity, health benefits, sport participation and	activity, health benefits, sport participation and		
skill development, personal enjoyment, positive	skill development, personal enjoyment, positive		
social interaction and the achievement of	social interaction and the achievement of		
human potential.	human potential.		
Redevelopment:	Redevelopment:		
means the creation of new units, uses or lots on	means the creation of new units, uses or lots on		
I providually dovoloped land in existing	previously developed land in existing		
previously developed land in existing communities, including brownfield sites.	communities, including <i>brownfield</i> sites.		



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
Regional market area:	Regional market area:
refers to an area, generally broader than a	refers to an area <del>, generally broader than a</del>
lower-tier municipality, that has a high degree	lower-tier municipality, that has a high degree
of social and economic interaction. In southern	of social and economic interaction. In southern
Ontario, the upper or single-tier municipality	Ontario, tThe upper or single-tier municipality.
will normally serve as the <i>regional market area</i> .	or planning area, will normally serve as the
Where a <i>regional market area</i> extends	regional market area. However, wWhere_a
significantly beyond upper or single-tier	regional market area extends significantly
boundaries, it may include a combination of	beyond these upper or single-tier boundaries,
upper, single and/or lower-tier municipalities.	then it may include a combination of upper,
grand and grand and an arrange and arrange and arrange and arrange arr	single and/or lower-tier municipalities.the
	regional market area will 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 systems:	Renewable energy systems source:
means the production of electrical power from	means the production of electrical power from
an energy source that is renewed by natural	an energy source that is renewed by natural
processes including, but not limited to, wind,	processes and includesing, but not limited to,
water, a biomass resource or product, or solar	wind, water, <del>a</del> biomass <del>resource or product</del> ,
and geothermal energy.	biogas, biofuel, or solar energy, and
	geothermal energy and tidal forces.
	Renewable energy systems:
	means a system that generates electricity, heat
	and/or cooling from a renewable energy source
Reserve sewage system capacity:	Reserve sewage system capacity:
means design or planned capacity in a	means design or planned capacity in a
centralized waste water treatment facility which	centralized waste water treatment facility which
is not yet committed to existing or approved	is not yet committed to existing or approved
development. For the purposes of policy	development. For the purposes of policy
1.6.4.1(e), reserve capacity for <i>private</i>	1.6. <del>4.1(e)</del> 6.6, reserve capacity for <i>private</i>
communal sewage services and individual on-	communal sewage services and individual on-
site sewage services is considered sufficient if	site sewage services is considered sufficient if
the hauled sewage from the development can be treated or disposed of at sites approved	the hauled sewage from the development can
under the <i>Environmental Protection Act</i> or the	be treated and land-applied on agricultural land under the Nutrient Management Act, or
Ontario Water Resources Act, but not by land-	disposed of at sites approved under the
applying untreated, hauled sewage.	Environmental Protection Act or the Ontario
applying uniticated, hadica sewage.	Water Resources Act, but not by land-applying
	untreated, hauled sewage.
Reserve water system capacity:	Reserve water system capacity:
means design or planned capacity in a	means design or planned capacity in a
centralized water treatment facility which is not	centralized water treatment facility which is not
yet committed to existing or approved	•
ייי ביידודות ודי ביידודות ביידודות ודי ביידודות הודי ביידודות ודי ביידודות הודי ביידוד הודי ביידודות הודי ביידות הודי ביי	yet committed to existing or approved
development.	yet committed to existing or approved development.
development.  Residence surplus to a farming operation:	development.
Residence surplus to a farming operation:	
	development.  Residence surplus to a farming operation:



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014	
parcels to be operated as one farm operation).	parcels to be operated as one farm operation	
Residential intensification:	Residential intensification:	
means intensification of a property, site or area	means intensification of a property, site or area	
which results in a net increase in residential	which results in a net increase in residential	
units or accommodation and includes:	units or accommodation and includes:	
a) redevelopment, including the	a) redevelopment, including the	
redevelopment of brownfield sites;	redevelopment of brownfield sites;	
b) the development of vacant or	b) the development of vacant or	
underutilized lots within previously	underutilized lots within previously	
developed areas;	developed areas;	
c) infill development;	c) infill development;	
d) the conversion or expansion of existing	d) the conversion or expansion of	
industrial, commercial and institutional	existing industrial, commercial and	
buildings for residential use; and	institutional buildings for residential	
	use; and	
e) the conversion or expansion of existing	e) the conversion or expansion of	
residential buildings to create new	existing residential buildings to	
residential units or accommodation,	create new residential units or	
including accessory apartments,	accommodation, including accessory	
secondary suites and rooming houses.	apartments, second <del>ary suites <u>units</u></del>	
Divor, stream and small inland lake	and rooming houses.  River, stream and small inland lake	
River, stream and small inland lake systems:	systems:	
means all watercourses, rivers, streams, and	means all watercourses, rivers, streams, and	
small inland lakes or waterbodies that have a	small inland lakes or waterbodies that have a	
measurable or predictable response to a single	measurable or predictable response to a single	
runoff event.	runoff event.	
Rural areas:	Rural areas:	
	means a system of lands within municipalities	
	that may include rural settlement areas, rural	
	lands, prime agricultural areas, natural heritage	
	<u>features and areas, and resource areas.</u>	
	Rural lands:	
means lands in the rural area which are located	means lands <del>in the rural area</del> which are located	
outside settlement areas and which are outside	outside settlement areas and which are outside	
prime agricultural areas.	prime agricultural areas.	
Secondary uses:	Secondary uses:	
means uses secondary to the principal use of	means uses secondary to the principal use of	
the property, including but not limited to, home	the property, including but not limited to, home	
occupations, home industries, and uses that	occupations, home industries, and uses that	
produce value-added agricultural products from the farm operation on the property.	produce value-added agricultural products from	
Sensitive:	the farm operation on the property.  Sensitive:	
in regard to <i>surface water features</i> and <i>ground</i>	in regard to <i>surface water features</i> and <i>ground</i>	
water features, means areas that are	water features, means areas that are	
particularly susceptible to impacts from	particularly susceptible to impacts from	
activities or events including, but not limited to,	activities or events including, but not limited to,	
water withdrawals, and additions of pollutants.	water withdrawals, and additions of pollutants.	
Sensitive land uses:	Sensitive land uses:	
means buildings, amenity areas, or outdoor	means buildings, amenity areas, or outdoor	
g.,	g.,y 220, 0. 00.000.	



#### Provincial Policy Statement, 2005 Provincial Policy Statement, 2014 spaces where routine or normal activities spaces where routine or normal activities occurring at reasonably expected times would occurring at reasonably expected times would experience one or more adverse effects from experience one or more adverse effects from contaminant discharges generated by a nearby contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part major facility. Sensitive land uses may be a part of the natural or built environment. Examples of the natural or built environment. Examples may include, but are not limited to: residences, may include, but are not limited to: residences, day care centres, and educational and health day care centres, and educational and health facilities. facilities. Settlement areas: Settlement areas: means urban areas and rural settlement areas means urban areas and rural settlement areas within municipalities (such as cities, towns, within municipalities (such as cities, towns, villages and hamlets) that are: villages and hamlets) that are: a) built up areas where development is a) built up areas where development is concentrated and which have a mix of concentrated and which have a mix of land uses; and land uses; and b) lands which have been designated in an b) lands which have been designated in an official plan for development over the official plan for development over the long\_-term planning horizon provided long term planning horizon provided for in policy 1.1.2. In cases where land in for in policy 1.1.2. In cases where land designated growth areas is not in designated growth areas is not available, the settlement area may be available, the settlement area may be no larger than the area where no larger than the area where development is concentrated. development is concentrated. Sewage and water services: Sewage and water services: includes municipal sewage services and includes municipal sewage services and municipal water services, private communal municipal water services, private communal sewage services and private communal water sewage services and private communal water services, individual on-site sewage services and services, individual on-site sewage services and individual on-site water services, and partial individual on-site water services, and partial services. services. Significant: means Significant: means a) in regard to wetlands, coastal wetlands a) in regard to wetlands, coastal and areas of natural and scientific wetlands and areas of natural and interest, an area identified as scientific interest, an area identified as provincially significant by the Ontario provincially significant by the Ontario Ministry of Natural Resources using Ministry of Natural Resources using evaluation procedures established by evaluation procedures established by the Province, as amended from time to the Province, as amended from time in regard to the habitat of endangered in regard to the habitat of endangered species and threatened species, means species and threatened species, means the habitat, as approved by the the habitat, as approved by the Ontario Ministry of Natural Resources, that is Ontario Ministry of Natural Resources, necessary for the maintenance, survival, that is necessary for the maintenance, survival, and/or the recovery of and/or the recovery of naturally occurring or reintroduced populations of naturally occurring or reintroduced endangered species or threatened populations of endangered species or species, and where those areas of threatened species, and where those occurrence are occupied or habitually areas of occurrence are occupied or



Provi	ncial Policy Statement, 2005	Provin	cial Policy Statement, 2014
	occupied by the species during all or any		habitually occupied by the species
	part(s) of its life cycle;		during all or any part(s) of its life
	,		<del>cycle;</del>
c)	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;	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.
d)	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;	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 <i>natural heritage system;</i>
e)	in regard to <i>mineral</i> potential, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index;	d)	in regard to <i>mineral</i> potential, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
f)	in regard to potential for <i>petroleum</i> resources, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time; and		in regard to potential for petroleum resources, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time; and
	in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.	e)	in regard to cultural heritage and archaeology, resources that are have been determined to have cultural heritage valued or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.
	for determining significance for the		for determining significance for the
	ces identified in sections (c)-(g) are		es identified in sections (c)-( <del>ge</del> ) are
recomr	nended by the Province, but municipal	recomm	ended by the Province, but municipal



Drawingial Dalies Statement 2005	Drawingial Delicy Statement 2014	
Provincial Policy Statement, 2005	Provincial Policy Statement, 2014	
approaches that achieve or exceed the same	approaches that achieve or exceed the same	
objective may also be used.	objective may also be used.	
While some significant resources may already	While some significant resources may already	
be identified and inventoried by official sources,	be identified and inventoried by official source	
the significance of others can only be	the significance of others can only be	
determined after evaluation.	determined after evaluation.	
Site alteration:	Site alteration:	
means activities, such as grading, excavation	means activities, such as grading, excavation	
and the placement of fill that would change the	and the placement of fill that would change the	
landform and natural vegetative characteristics	landform and natural vegetative characteristics	
of a site.	of a site.	
For the purposes of policy 2.1.3(b), site	For the purposes of policy 2.1.3(b)4(a), site	
alteration does not include underground or	alteration does not include underground or	
surface mining of <i>minerals</i> or advanced	surface mining of <i>minerals</i> or advanced	
exploration on mining lands in significant areas	exploration on mining lands in significant areas	
of mineral potential in Ecoregion 5E, where	of mineral potential in Ecoregion 5E, where	
advanced exploration has the same meaning as	advanced exploration has the same meaning as	
in the <i>Mining Act</i> . Instead, those matters shall	in the <i>Mining Act</i> . Instead, those matters shall	
be subject to policy 2.1.4(a).	be subject to policy 2.1.45(a).	
Special needs:	Special needs:	
means any housing, including dedicated	means any housing, including dedicated	
facilities, in whole or in part, that is used by	facilities, in whole or in part, that is used by	
people who have specific needs beyond	people who have specific needs beyond	
economic needs, including but not limited to,	economic needs, including but not limited to,	
needs such as mobility requirements or support	needs such as mobility requirements or support	
functions required for daily living. Examples of	functions required for daily living. Examples of	
special needs housing may include, but are not	special needs housing may include, but are not	
limited to, housing for persons with disabilities	limited to, housing for persons with disabilities	
such as physical, sensory or mental health	such as physical, sensory or mental health	
disabilities, and housing for the elderly.	disabilities, and housing for the elderly older	
	persons.	
Special policy area:	Special <del>p</del> Policy <del>a</del> Area:	
means an area within a community that has	means an area within a community that has	
historically existed in the <i>flood plain</i> and where	historically existed in the <i>flood plain</i> and where	
site-specific policies, approved by both the	site-specific policies, approved by both the	
Ministers of Natural Resources and Municipal	Ministers of Natural Resources and Municipal	
Affairs and Housing, are intended to provide for	Affairs and Housing, are intended to provide for	
the continued viability of existing uses (which	the continued viability of existing uses (which	
are generally on a small scale) and address the	are generally on a small scale) and address the	
significant social and economic hardships to the	significant social and economic hardships to the	
community that would result from strict	community that would result from strict	
adherence to provincial policies concerning	adherence to provincial policies concerning	
development. The criteria and procedures for	development. The criteria and procedures for	
approval are established by the Province.  A Special Policy Area is not intended to allow for	approval are established by the Province.	
A <i>Special Policy Area</i> is not intended to allow for	A Special Policy Area is not intended to allow for	
new or intensified development and site	new or intensified development and site	
alteration, if a community has feasible	alteration, if a community has feasible	
opportunities for development outside the <i>flood</i>	opportunities for development outside the <i>flood</i>	
plain.	plain.	
Specialty crop area:	Specialty crop area:	



## Provincial Policy Statement, 2005 Provincial Policy Statement, 2014 means areas designated using evaluation means areas designated using evaluation procedures established by the province, as procedures established quidelines developed by amended from time to time, where specialty the province, as amended from time to time. crops such as tender fruits (peaches, cherries, In these areas, where-specialty crops are plums), grapes, other fruit crops, vegetable predominantly grown such as tender fruits crops, greenhouse crops, and crops from (peaches, cherries, plums), grapes, other fruit agriculturally developed organic soil lands are crops, vegetable crops, greenhouse crops, and predominantly grown, usually resulting from: crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from: a) soils that have suitability to produce a) soils that have suitability to produce specialty crops, or lands that are subject specialty crops, or lands that are subject to special climatic conditions, or a to special climatic conditions, or a combination of both; and/or combination of both; and/or b) a combination of farmers skilled in the b) a combination of farmers skilled in the production of specialty crops, production of specialty crops, c) and of capital investment in related c) and a long term investment of capital facilities and services to produce, store, investment in areas such as crop or process specialty crops. drainage, infrastructure and related facilities and services to produce, store, or process specialty crops. Surface water feature: Surface water feature: refers to water-related features on the earth's refers tomeans water-related features on the surface, including headwaters, rivers, stream earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be and associated riparian lands that can be defined by their soil moisture, soil type, defined by their soil moisture, soil type, vegetation or topographic characteristics. vegetation or topographic characteristics. Threatened species: Threatened species: means a species that is listed or categorized as means a species that is listed or categorized as a "Threatened Species" on the Ontario Ministry a "Threatened Species" on the Ontario Ministry of Natural Resources' official species at risk list, of Natural Resources' official species at risk list, as updated and amended from time to time. 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 **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



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
, , , , , , , , , , , , , , , , , , , ,	cost.
Transportation systems:	Transportation systems:
means a system consisting of corridors and	means a system consisting of <u>facilities</u> ,
rights-of way for the movement of people and	corridors and rights-of way for the movement of
goods, and associated transportation facilities	people and goods, and associated
including transit stops and stations, cycle lanes,	transportation facilities including transit stops
bus lanes, high occupancy vehicle lanes, rail	and stations, sidewalks, cycle lanes, bus lanes,
facilities, park'n'ride lots, service centres, rest	high occupancy vehicle lanes, rail facilities,
stops, vehicle inspection stations, intermodal	parking facilities, park'n'ride lots, service
terminals, harbours, and associated facilities	centres, rest stops, vehicle inspection stations,
such as storage and maintenance.	inter_modal terminalsfacilities, harbours,
	airports, marine facilities, ferries, canals and
	associated facilities such as storage and
	maintenance.
	Two zone concept:
	means an approach to floor plain management
	where the flood plain is differentiated in two
Wellerder de	parts: the <i>floodway</i> and the <i>flood fringe</i> .
Valleylands:	Valleylands:
means a natural area that occurs in a valley or	means a natural area that occurs in a valley or
other landform depression that has water	other landform depression that has water
flowing through or standing for some period of the year.	flowing through or standing for some period of the year.
Vulnerable:	Vulnerable:
means surface and groundwater that can be	means surface and/or ground_water that can be
easily changed or impacted by activities or	easily changed or impacted by activities or
events, either by virtue of their vicinity to such	events, either by virtue of their vicinity to such
activities or events or by permissive pathways	activities or events or by permissive pathways
between such activities and the surface and/or	between such activities and the surface and/or
groundwater.	ground_water.
Waste management system:	Waste management system:
means sites and facilities to accommodate solid	means sites and facilities to accommodate solid
waste from one or more municipalities and	waste from one or more municipalities and
includes landfill sites, recycling facilities,	includes landfill sites, recycling facilities,
transfer stations, processing sites and	transfer stations, processing sites and
hazardous waste depots.	hazardous waste depotsdisposal sites.
Watershed:	Watershed:
means an area that is drained by a river and its	means an area that is drained by a river and its
tributaries.	tributaries.
Wave uprush:	Wave uprush:
means the rush of water up onto a shoreline or	means the rush of water up onto a shoreline or
structure following the breaking of a wave; the	structure following the breaking of a wave; the
limit of wave uprush is the point of furthest	limit of wave uprush is the point of furthest
landward rush of water onto the shoreline.	landward rush of water onto the shoreline.
Wayside pits and quarries:	Wayside pits and quarries:
means a temporary pit or quarry opened and used by or for a public authority solely for the	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	purpose of a particular project or contract of
road construction and not located on the road	road construction and not located on the road
right-of-way.	right-of-way.
right-or-way.	right-or-way.



Provincial Policy Statement, 2005	Provincial Policy Statement, 2014
Wetlands:	Wetlands:
means lands that are seasonally or permanently	means lands that are seasonally or permanently
covered by shallow water, as well as lands	covered by shallow water, as well as lands
where the water table is close to or at the	where the water table is close to or at the
surface. In either case the presence of	surface. In either case the presence of
abundant water has caused the formation of	abundant water has caused the formation of
hydric soils and has favoured the dominance of	hydric soils and has favoured the dominance of
either hydrophytic plants or water tolerant	either hydrophytic plants or water tolerant
plants. The four major types of wetlands are	plants. The four major types of wetlands are
swamps, marshes, bogs and fens.	swamps, marshes, bogs and fens.
Periodically soaked or wet lands being used for	Periodically soaked or wet lands being used for
agricultural purposes which no longer exhibit	agricultural purposes which no longer exhibit
wetland characteristics are not considered to be	wetland characteristics are not considered to be
wetlands for the purposes of this definition.	wetlands for the purposes of this definition.
wettarius 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,
Wildlife habitat:	infrastructure and property from wildland fires. Wildlife habitat:
means areas where plants, animals and other	means areas where plants, animals and other
organisms live, and find adequate amounts of	organisms live, and find adequate amounts of
organisms live, and find adequate amounts of food, water, shelter and space needed to	organisms live, and find adequate amounts of food, water, shelter and space needed to
organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife	organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife
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