

The Provincial Planning Statement, 2024

Compilation of Major Changes



This report is intended to provide general information, updates and commentary, and should not be relied upon as legal advice. For more information, please feel free call our office at 416-203-7160, or email us at info@woodbull.ca.

Introduction

The Provincial Planning Statement (the “PPS 2024”) came into force and effect on October 20, 2024, replacing the Provincial Policy Statement, 2020 (the “PPS 2020”) and A Place to Growth: Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”). The PPS 2020, and Growth Plan continue to apply where the Greenbelt Plan refers to them.

Wood Bull LLP has prepared an overview and analysis of **major** changes between the PPS 2020, the “Growth Plan”, and the PPS 2024.

This document includes policies extracted from each section of the PPS 2020 or Growth Plan and compares those to the similar (or equivalent) policies in the PPS 2024. The side-by-side comparison is intended to assist the reader in identifying the most note-worthy changes in the policy language. To assist in understanding each change, we have also included a high-level summary of the “major change” beside each applicable policy.

Please note that this document does not contain minor wording or stylistic changes between the PPS 2020 and the PPS 2024.

Contents

Summary of Changes to the Vision	1
Summary of Changes to Preamble.....	1
Summary of Changes to Legislative Authority	2
Summary of Changes to Planning for People and Homes	2
Housing	2
Settlement Areas.....	4
Strategic Growth Areas – CARRIED OVER FROM THE GROWTH PLAN.....	9
Major Transit Station Areas – CARRIED OVER FROM THE GROWTH PLAN	11
Rural Areas in Municipalities.....	15
Employment.....	15
Land Use Compatibility	21
Sewage water and stormwater	22
Water:	23
Cultural Heritage	28
Implementation	31
Co-ordination	31
New Definitions.....	32

Large and Fast-Growing Municipalities

The PPS 2024 contains certain policies that only apply to large and fast-growing municipalities. The PPS 2024 identifies 29 large and fast-growing municipalities in Schedule 1. These municipalities are listed below:

Town of Ajax	Town of Newmarket
City of Barrie	City of Niagara Falls
City of Brampton	Town of Oakville
City of Brantford	City of Oshawa
City of Burlington	City of Ottawa
Town of Caledon	City of Pickering
City of Cambridge	City of Richmond Hill
Municipality of Clarington	City of St Catherines
City of Guelph	City of Toronto
City of Hamilton	City of Vaughan
City of Kingston	City of Waterloo
City of Kitchener	Town of Whitby
City of London	City of Windsor
City of Markham	
Town of Milton	
City of Mississauga	

Summary of Changes to the Vision

- The PPS 2024 contains an updated vision with an emphasis on “building of more homes for all Ontarians.”
- The PPS 2024 adds new emphasis to the Province’s goal of getting at least 1.5-million homes built by 2031 (which was not included in the PPS 2020).
- The PPS 2024 adds emphasis to reducing climate change impacts which was brought over from the Growth Plan.

Summary of Changes to Preamble

- The PPS 2024 adds new emphasis on facilitating opportunities for an appropriate range and mix of housing options for all Ontarians.

- The PPS 2024 also states that zoning and development permit by-laws should be forward-looking and facilitate opportunities for an appropriate range and mix of housing options.

Summary of Changes to Legislative Authority

- The PPS 2024 introduces a new emphasis on the Oak Ridges Moraine Plan as a provincial plan that provides additional land use planning policies to address issues in a specific geographic area. In the PPS 2020, only the Growth Plan and Greenbelt Plan were addressed.

Summary of Changes to Planning for People and Homes

- **New Policy 2.1.1 and 2.1.2**
 - Planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify these projections as appropriate.
 - Notwithstanding this policy, policy 2.1.2 provides that municipalities may continue to forecast growth using population and employment forecasts previously issued by the province for the purposes of land use planning.
- **Policy 2.1.3**
 - At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years but not more than 30 years (carried over from the Growth Plan which permits a horizon of over 25 years), informed by Provincial guidance.
 - The policy also provides that planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.
- **Policy 2.1.6**
 - Removes the concept of “healthy, livable and safe communities” contained in the PPS 2020 and instead provides that “planning authorities should support the development of complete communities.”
 - Complete communities is a new defined term under PPS 2024.

Housing
NOTE

<ul style="list-style-type: none"> The word “affordable” has been incorporated into the PPS 2024 definition of “housing options” and is also defined in the PPS 2024 		
PPS 2020 Policy	PPS 2024 Policy	Major change
<p>1.4.3 - Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:</p> <p>b. permitting and facilitating:</p> <p>1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities.</p>	<p>2.2.1- To provide for an appropriate range and mix of housing options and densities required to meet projected eds of current and future residents of the regional market area by:</p> <p>a. permitting and facilitating</p> <p>1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities.</p>	<ul style="list-style-type: none"> Introduction of “additional needs housing”.
<p>1.4.3- Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:</p> <p>b. permitting and facilitating:</p>	<p>2.2.1- To provide for an appropriate range and mix of housing options and densities required to meet projected needs of current and future residents of the regional market area by:</p> <p>b. permitting and facilitating</p> <p>2. all types of residential intensification, including the development and</p>	<ul style="list-style-type: none"> The policy has been revised to specifically identify underutilized shopping malls and plazas as potential commercial sites for redevelopment. This policy continues to promote the introduction

<p>2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.</p>	<p>redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units in accordance with policy.</p>	<p>of new housing options within previously developed areas and specifies that underutilized commercial and institutional sites should be redeveloped for housing.</p> <ul style="list-style-type: none"> • The policy has been revised from the PPS 2020 to put greater importance on the need to increase the typology and quantity of residential units across municipalities.
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Settlement Areas

NOTE:

- “Municipal Comprehensive Review” was previously defined in the Growth Plan but was not carried forward into the PPS 2024.
- The Growth Plan contained policies that generally only permitted the expansion of settlement areas (and conversion of employment lands) through a municipal comprehensive review.
- As of October 20, 2024, the conversion of employment lands to non-employment lands and the expansion and creation of new settlement areas may occur at any time, provided that the requirements in the policies outlined below have been met.
- The *Planning Act* will still govern if private requests for such changes are eligible to be appealed.
- The PPS 2024 now allows private applications to expand a settlement boundary by eliminating the requirement that expansions can only occur through a municipal comprehensive review. As of October 20, 2024, municipalities will be able to consider new settlement areas and settlement area boundaries at any time (as long as the boundary alteration does not include any land within the Greenbelt).

<ul style="list-style-type: none"> Private applicants can appeal a municipality's refusal or failure to adopt an Official Plan Amendment that seeks to alter any part of the boundary of a settlement area. Appeals that propose to alter any part of the boundary of an area of a settlement that would result in an alteration of the Greenbelt Area, within the meaning of the Greenbelt Act (2005), or establish a new area of settlement in a municipality is prohibited. 		
PPS 2020 Policy	PPS 2024 Policy	Major Change
1.1.3.1 - Settlement areas shall be the focus of growth and development.	2.3.1.1 -Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	<ul style="list-style-type: none"> Concept of "Strategic Growth Areas" ("SGAs") and "Major Transit Station Areas" ("MTSAs") introduced into the PPS 2024. Greater emphasis on focusing growth to MTSAs and SGAs.
1.1.3.2 - Land use patterns within settlement areas shall be based on densities and a mix of land uses which: <ol style="list-style-type: none"> efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; minimize negative impacts to air quality and climate change, and promote energy efficiency; prepare for the impacts of a changing climate; support active transportation; 	2.3.1.2 - Land use patterns within settlement areas should be based on densities and a mix of land uses which: <ol style="list-style-type: none"> efficiently use land and resources; optimize existing and planned infrastructure and public service facilities support active transportation; are transit-supportive as appropriate; and are freight-supportive 	<ul style="list-style-type: none"> The PPS 2024 condenses and simplifies the aspects of which land use patterns should be based on. Removes "minimizing negative impacts to air quality", "minimizing negative impact to climate change" and "promoting energy efficiency" as criteria to consider when planning for land use patterns within settlement areas – this appears to allow for more flexibility on the mix of land uses that may be permitted within settlement areas. The PPS 2024 no longer discourages "unjustified and/or uneconomical expansion" of infrastructure and public service

<p>f. are transit-supportive, where transit is planned, exists or may be developed; and</p> <p>g. are freight-supportive.</p>		<p>facilities when establishing land use patterns within settlement areas – increases flexibility to create new housing within settlement areas and provides policy support for the services/infrastructure that will be required to support it.</p>
<p>1.1.3.3 - Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p>	<p>2.3.1.3 - Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.</p>	<ul style="list-style-type: none"> • Concept of complete communities is introduced into the PPS 2024. • The PPS 2024 requires <u>prioritization</u> for planning and investment in necessary infrastructure and public service facilities - increases support for much need housing. The PPS 2020 did not use the word “prioritization”.
<p>1.1.3.5 - ...where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.</p>	<p>2.3.1.4 - Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.</p>	<ul style="list-style-type: none"> • Greater control for Local planning authorities to establish their own targets as opposed to adopting the provincial targets as minimums.
<p>1.1.3.6 - New development taking place in designated growth areas should occur adjacent to the existing</p>	<p>2.3.1.5 - Planning authorities are encouraged to establish density targets for designated growth areas, based on</p>	<ul style="list-style-type: none"> • The PPS 2024 puts greater emphasis on developing housing and jobs within

<p>built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure, and public service facilities.</p>	<p>local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.</p>	<p>designated growth areas by encouraging municipalities to add a quantifiable goal for the density targeted for these areas in large and fast growing municipalities.</p> <ul style="list-style-type: none"> • Planning authorities are encouraged (not required) to establish these density targets for designated growth areas.
<p>1.1.3.8 – A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:</p> <ul style="list-style-type: none"> a. sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon b. the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect 	<p>2.3.2.1 – In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:</p> <ul style="list-style-type: none"> a. the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses; b. if there is sufficient capacity in existing or planned infrastructure and public service facilities; c. whether the applicable lands do not comprise specialty crop areas; d. the evaluation of alternative locations which avoid prime agricultural areas; and where avoidance is not possible, 	<ul style="list-style-type: none"> • The requirement to wait for a Municipal Comprehensive Review prior to creation or expansion of a settlement area is removed. • The PPS 2024 permits a planning authority to identify a new settlement area or allow a boundary expansion at any time outside of the Municipal Comprehensive Review process. • In identifying a new settlement area or boundary expansion, planning authorities “shall consider” the criteria listed in a-g. • Removes stringent requirements and instead uses the words “shall consider” in the policy.

<p>public health and safety and the natural environment;</p> <ul style="list-style-type: none"> c. in prime agricultural areas: <ul style="list-style-type: none"> 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and here are no reasonable alternatives which avoid prime agricultural areas; and d. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; the new or expanding settlement area is in compliance with the minimum distance separation formulae; and e. impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible. <p>In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.</p>	<p>consider reasonable alternatives on lower priority;</p> <ul style="list-style-type: none"> e. whether the new or expanded settlement area complies with the minimum distance separation formulae; f. whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and g. the new or expanded settlement area provides for the phased progression of urban development. 	
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<p>1.1.3.9 - Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided:</p> <ul style="list-style-type: none"> a. there would be no net increase in land within the settlement areas. b. the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality. c. prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e); and d. the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands. 	<p>2.3.2.2 - Notwithstanding 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.</p>	<ul style="list-style-type: none"> • Where a municipality seeks to identify a new settlement area, it must be demonstrated that the infrastructure and public service facilities to support the development are planned or available.
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Strategic Growth Areas – CARRIED OVER FROM THE GROWTH PLAN		
Growth Plan Policy	PPS 2024 Policy	Major Change
<p>No Equivalent Policy.</p> <p>The general direction and concept of Strategic Growth Areas has been carried over from the Growth Plan to PPS 2024. The Policy wording has</p>	<p>2.4.1.1 - Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.</p>	<ul style="list-style-type: none"> • Strategic growth areas include major transit station areas. • This new policy encourages planning authorities to identify and focus on growth and

<p>been altered and that is why we have stated that there is “No equivalent policy”.</p>		<p>development in strategic growth areas which is a new concept for the PPS 2024.</p>
<p>No Equivalent Policy.</p>	<p>2.4.1.2 - To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:</p> <ul style="list-style-type: none"> a. to accommodate significant population and employment growth; b. as focal areas for education, commercial, recreational, and cultural uses; c. to accommodate and support the transit network and provide connection points for inter-and intra-regional transit; and d. to support affordable, accessible, and equitable housing. 	<ul style="list-style-type: none"> • Strategic Growth Areas and its accompanying policies in the PPS 2024 aim to guide development to targeted areas and focus on developing communities in a more compact way by encouraging reuse of underutilized commercial areas and plazas to mixed-use sites that can accommodate both housing and commercial needs. • The new policies support intensification and continued redevelopment in strategic growth areas at appropriate scales that transition with the surrounding context. • Emphasis is also added into the PPS 2024 to address a greater array of housing needs. • Addresses student housing in strategic growth areas.
	<p>2.4.1.3 - Planning authorities should:</p> <ul style="list-style-type: none"> a. prioritize planning and investment for infrastructure and public service facilities in strategic growth areas; 	

	<ul style="list-style-type: none"> b. identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas c. permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form; d. consider a student housing strategy when planning for strategic growth areas; and e. support redevelopment of commercially-designated retail lands (e.g., underutilized shopping malls and plazas), to support mixed-use residential. 	
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Major Transit Station Areas – CARRIED OVER FROM THE GROWTH PLAN		
Growth Plan Policy	PPS 2024 Policy	Major Change
No equivalent policy.	2.4.2.1 - Planning authorities shall delineate the boundaries of major transit station areas on higher order transit corridors through a new official plan or official plan amendment adopted under section 26 of the Planning Act. The delineation shall define an area within an	<ul style="list-style-type: none"> • Policy 2.4.2.1 applies to all municipalities with major transit station areas (not only large and fast-growing municipalities). • Requires that planning authorities delineate the boundaries of MTSA's on higher

	approximately 500 to 800-metre radius of a transit station and that maximizes the number of potential transit users that are within walking distance of the station.	order transit corridors through a new Official Plan or official plan amendment.
2.2.4.3 - Major transit station areas on priority transit corridors or subway lines will be planned for a minimum density target of: <ul style="list-style-type: none"> a. 200 residents and jobs combined per hectare for those that are served by subways; b. 160 residents and jobs combined per hectare for those that are served by light rail transit or bus rapid transit; or c. 150 residents and jobs combined per hectare for those that are served by the GO Transit rail network. 	2.4.2.2 - Within major transit station areas on higher order transit corridors planning authorities shall plan for a minimum density target of: <ul style="list-style-type: none"> a. 200 residents and jobs combined per hectare for those that are served by subways; b. 160 residents and jobs combined per hectare for those that are served by light rail or c. 150 residents and jobs combined per hectare for those that are served by commuter or regional rail. 	<ul style="list-style-type: none"> • The PPS 2024 inserts the existing minimum density targets for major transit station areas from the Growth Plan. • Policy applies mandatory minimum density targets within major transit station areas on higher order transit corridors to all municipalities with major transit station areas (not only large and fast-growing municipalities).
No equivalent policy.	2.4.2.3 - Planning authorities are encouraged to promote development and intensification within major transit station areas, where appropriate, by: <ul style="list-style-type: none"> a. planning for land uses and built form that supports the achievement of minimum density targets; and b. supporting the redevelopment of surface parking lots within major transit station areas, 	<ul style="list-style-type: none"> • Policies intend to redevelop underutilized sites into compact developments in an effort to achieve greater density and housing options nearby major transit station areas. • Intent is to support and promote intensification in MTSAs where transit can be connected to housing to

	including commuter parking lots, to be transit supportive and promote complete communities.	generate complete communities.
<p>2.2.4.4 - For a particular major transit station area, the Minister may approve a target that is lower than the applicable target established in policy 2.2.4.3, where it has been demonstrated that this target cannot be achieved because:</p> <ul style="list-style-type: none"> a. development is prohibited by provincial policy or severely restricted on a significant portion of the lands within the delineated area; or b. there are a limited number of residents and jobs associated with the built form, but a major trip generator or feeder service will sustain high ridership at the station or stop. 	<p>2.4.2.4 - For any particular major transit station area, planning authorities may request the Minister to approve an official plan or official plan amendment with a target that is lower than the applicable target established in policy 2.4.2.2, where it has been demonstrated that this target cannot be achieved because</p> <ul style="list-style-type: none"> a. development is prohibited by provincial policy or severely restricted on a significant portion of the lands within the delineated area; or b. there are a limited number of residents and jobs associated with the built form, but a major trip generator or feeder service will sustain high ridership at the station or stop. 	<ul style="list-style-type: none"> • Lower targets can be established for MTSA's by the Minister through approval of an official plan or official plan amendments subject to certain criteria that has been carried over from the Growth Plan.
No Equivalent Policy.	2.4.2.5 - Planning authorities may plan for major transit station areas that are not on higher order transit corridors by delineating boundaries and establishing minimum density targets.	<ul style="list-style-type: none"> • New policy allows planning authorities to establish MTSA's in areas that may not be on higher order corridors – increases possible locations for compact housing and new transit connections along

		corridors that may not be “high order”, but may still be able to achieve multi-modal access to stations.
No equivalent policy.	<p>2.4.2.6 - All major transit station areas should be planned and designed to be transit-supportive and to achieve multimodal access to stations and connections to nearby major trip generators by providing, where feasible:</p> <ul style="list-style-type: none"> a. connections to local and regional transit services to support transit service integration; b. infrastructure that accommodates a range of mobility needs and supports active transportation, including sidewalks, bicycle lanes, and secure bicycle parking; and c) commuter pick-up/drop-off areas. 	<ul style="list-style-type: none"> • Intent is to reduce the need for vehicles in MTSA's by providing multimodal access to stations and major mobility hubs. • Although new MTSA's are not required to be along higher order transit corridors, there is still policy direction in 2.4.2.6 for where these areas should be planned in order to be transit supportive and have access to stations.
No equivalent policy.	<p>2.4.3.1 - Planning authorities shall plan for intensification on lands that are adjacent to existing and planned frequent transit corridors, where appropriate.</p>	<ul style="list-style-type: none"> • Frequent transit is a new term in the PPS 2024. • Frequent Transit was a concept, and a defined term under the Growth Plan. • Under the PPS 2024, frequent transit corridors are now recognized as part of strategic

		growth areas and shall be planned for intensification.
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Rural Areas in Municipalities		
PPS 2020 Policy	PPS 2024 Policy	Major Change
1.1.5.2 - On rural lands located in municipalities, permitted uses are: <ul style="list-style-type: none"> c. residential development, including lot creation that is locally appropriate 	2.6.1 – On rural lands located in municipalities, permitted uses are: <ul style="list-style-type: none"> c. residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services 	<ul style="list-style-type: none"> Policy 2.6.1 of the PPS 2024 does not specifically identify multi-lot residential development as a permitted use on rural lands. The PPS 2020 permitted general lot creation “where appropriate” without specifying what “where appropriate” entails, however the PPS 2024 alters the policy to specifically only allow lot creation where site conditions for sewage and water are present.

Employment
NOTE <ul style="list-style-type: none"> The definition of employment area is revised and now references the amended definition of “area of employment” in the <i>Planning Act</i>. The PPS 2024 excludes office, institutional and commercial (retail) uses from the definition of employment area, unless associated with a primary employment use.

- The provincial legislation also provides the opportunity for municipalities to attempt to shelter office, institutional, and retail uses from exclusion from employment areas (i.e. City of Toronto has adopted OPA 668 and OPA 680 in response to these new definitions).
- The Provincially Significant Employment Zones identified in the Growth Plan are not carried forward into the PPS 2024.

PPS 2020 Policy	PPS 2024 Policy	Major changes
<p>1.3.1 - Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of</p>	<p>2.8.1.1 - Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; d) encouraging <i>intensification</i> of employment uses and compatible, compact, mixed-use development to support the achievement of <i>complete communities</i>; and e) addressing land use compatibility adjacent to</p>	<ul style="list-style-type: none"> • New policy requires planning authorities to promote economic development and competitiveness by addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

housing policy 1.4; and e) ensuring the necessary <i>infrastructure</i> is provided to support current and projected needs.	<i>employment areas</i> by providing an appropriate transition to <i>sensitive land uses</i> .	
No equivalent Policy.	2.8.1.2. Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to <i>sensitive land uses</i> without <i>adverse effects</i> are encouraged in <i>strategic growth areas</i> and other mixed-use areas where <i>frequent transit service</i> is available, outside of <i>employment areas</i> .	<ul style="list-style-type: none"> For lands outside employment areas, the policy encourages industrial, manufacturing, and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects, in strategic growth areas and other mixed-use areas where frequent transit service is available.
No equivalent Policy.	2.8.1.3. In addition to policy 3.5, on lands within 300 metres of <i>employment areas</i> , <i>development</i> shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned <i>employment areas</i> , in accordance with provincial guidelines.	<ul style="list-style-type: none"> New policy added stating that on lands within 300 meters of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned employment areas. Policy supports achievement of complete communities.
No equivalent Policy.	2.8.1.4 - Major office and major institutional development should be directed to <i>major transit station areas</i> or other <i>strategic growth areas</i> where frequent transit service is available.	<ul style="list-style-type: none"> Policies carried forward from the Growth Plan state that major office and institutional development should be directed to major transit station areas of strategic growth areas

		where frequent transit service is available.
Employment Areas		
1.3.2.4 Planning authorities may permit conversion of lands within <i>employment areas</i> to non-employment uses through a <i>comprehensive review</i> , only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.	2.8.2.4. Planning authorities shall assess, and update <i>employment areas</i> identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. In planning for <i>employment areas</i> , planning authorities shall maintain land use compatibility between <i>sensitive land uses</i> and <i>employment areas</i> in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.	<ul style="list-style-type: none"> • The Growth Plan contained policies that generally only permitted the expansion of settlement areas (and conversion of employment lands) through a municipal comprehensive review. • The conversion of employment lands to non-employment lands may now occur at any time subject to criteria in 2.8.2.5. • Policy requires planning authorities, when planning for employment areas, to maintain land use compatibility between sensitive land uses and employment areas, in accordance with land use compatibility policies.
1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing <i>employment areas</i> may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan	2.8.2.5. Planning authorities may remove lands from <i>employment areas</i> only where it has been demonstrated that: a) there is an identified need for the removal and the land is not required for <i>employment area</i> uses over the long term; b) the proposed uses would not negatively impact the overall viability of the <i>employment</i>	<ul style="list-style-type: none"> • Significantly modifies policies related to employment conversion. New policies permit planning authorities to remove lands from employment areas at any time, only where its been demonstrated that: <ul style="list-style-type: none"> a. there is an identified need for the removal

<p>exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following: a) there is an identified need for the conversion and the land is not required for employment purposes over the long term; b) the proposed uses would not adversely affect the overall viability of the employment area; and c) existing or planned <i>infrastructure</i> and <i>public service facilities</i> are available to accommodate the proposed uses.</p>	<p><i>area</i> by: 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned <i>employment area</i> uses in accordance with policy 3.5; 2. maintaining access to <i>major goods movement facilities and corridors</i>; c) existing or planned <i>infrastructure</i> and public service facilities are available to accommodate the proposed uses; and d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.</p>	<p>and the land is not required for <i>employment area</i> uses over the long term;</p> <ul style="list-style-type: none"> b. the proposed uses would not negatively impact the overall viability of the <i>employment area</i> by: <ul style="list-style-type: none"> 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned <i>employment area</i> uses in accordance with policy 3.5; 2. maintaining access to <i>major goods movement facilities and corridors</i>; c. existing or planned <i>infrastructure</i> and <i>public service facilities</i> are available to accommodate the proposed uses; and d. the municipality has sufficient employment lands to accommodate projected employment
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		growth to the horizon of the approved official plan.
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PPS 2020 Definitions	PPS 2024 Definitions
<p>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.</p>	<p>Employment area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.</p> <p>The new Planning Act and PPS 2024 definition of ‘Areas of employment’ explicitly precludes institutional uses, and commercial uses, including retail and office space not associated with manufacturing or warehousing uses.</p>
<p>Major goods movement facilities and corridors: means transportation facilities and corridors associated with the inter- and intraprovincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight supportive may be recommended in guidelines developed</p>	<p>Major goods movement facilities and corridors: means transportation facilities, corridors and networks associated with the inter- and intraprovincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are freight-supportive may be recommended in provincial guidance or</p>

by the Province or based on municipal approaches that achieve the same objectives.	based on municipal approaches that achieve the same objectives.
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Land Use Compatibility		
PPS 2020 Policy	PPS 2024 Policy	Major changes
<p>1.2.6.2 - Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and <i>development</i> of proposed adjacent <i>sensitive land uses</i> are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:</p> <ul style="list-style-type: none"> a. there is an identified need for the proposed use; b. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; c. adverse effects to the proposed sensitive land use are minimized and mitigated; and 	<p>3.5.2 - Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land uses are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.</p>	<ul style="list-style-type: none"> • The PPS 2020 lists four criteria that planning authorities shall use when approving a sensitive land use application that is adjacent to an otherwise existing or planned incompatible development, such as industrial, manufacturing or other uses: There must be an identified need, there must be no reasonable alternative locations, adverse impacts to the proposed sensitive land use must be minimized and mitigated, and the potential impacts to the industrial/ manufacturing/ other use must be minimized and mitigated. • The PPS 2024 removes the first two criteria. • This may make it easier to establish sensitive land uses in vicinity to existing or planned industrial, manufacturing, or

d. potential impacts to industrial, manufacturing or other uses are minimized and mitigated.		other major facilities that are vulnerable to encroachment.
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Sewage water and stormwater		
PPS 2020 Policy	PPS 2024 Policy	Major changes
No equivalent Policy.	3.6.1(e)- Planning for sewage and water services shall consider opportunities to allocate, and re-allocate, if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply	<ul style="list-style-type: none"> • Policy allows for consideration of opportunities to allocate and reallocate, if necessary, the unused system capacity of municipal water services <i>and</i> municipal sewage services to support the efficient use of these services to meet current and projected needs for an increased housing supply. • This policy is especially relevant in municipalities experiencing a lack of servicing capacity and allows relocation of unused system capacity to help promote housing development in serviced/underserved areas. • Policy increases likelihood for housing to be built in under-served areas through

		reallocation of unused system capacity in other areas.
No equivalent Policy.	3.6.5(c) - Partial services shall only be permitted in the following circumstances within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.	<ul style="list-style-type: none"> Permits partial servicing in areas that will also have individual on-site water services – another new option to assist in generating development in rural/underserved areas.

Water:

- **New Policy 4.2.3** – Large and Fast-Growing Municipalities are **required** to undertake watershed planning to inform planning for sewage and water services and stormwater management, and the protection, improvement, or restoration of the quality and quantity of water. All other Municipalities are also “encouraged” to undertake these efforts.
- Where planning is conducted by an upper-tier municipality that includes one or more lower-tier large and fast-growing municipalities, the upper-tier shall undertake watershed planning in partnership with lower-tier municipalities, including the lower-tier large and fast-growing municipalities

Agriculture and Mineral Aggregate Resources		
PPS 2020 Policy	PPS 2024 Policy	Major Change
No equivalent Policy.	4.3.1.1 - Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a	<ul style="list-style-type: none"> The PPS 2024 <i>requires</i> (instead of <i>encourages</i>) planning authorities to use

	geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri- food network.	<i>an agricultural system</i> approach to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the <i>agri-food network</i> .
No equivalent Policy.	4.3.2.4 - A principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1.c).	<ul style="list-style-type: none"> In addition to agriculture-related uses and on-farm diversified uses, the PPS 2024 also permits a principal dwelling associated with an agricultural operation to be considered an agricultural use located in <i>prime agricultural areas</i> except where prohibited by policy 4.3.3.3.1(c) (lot creation and adjustments).
No equivalent Policy.	4.3.2.5 - Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that , where two additional residential units are proposed, at least one of these additional residential units is located within or attached to	<ul style="list-style-type: none"> New policy provides that where a residential dwelling is permitted on a lot in a <i>prime agricultural area</i>, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that specified criteria are met.

	<p>the principal dwelling, and, any additional residential units:</p> <ul style="list-style-type: none"> e. comply with the minimum distance separation formulae; f. are compatible with, and would not hinder, surrounding agricultural operations; g. have appropriate sewage and water services; h. address any public health and safety concerns; i. are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and j. minimize land taken out of agricultural production. Lots with additional residential units may only be severed in accordance with policy 4.3.3.1.c). <p>For greater certainty, the two additional residential units that are permitted on a lot in a prime agricultural area in accordance with policy 4.3.2.5 are in addition to farm worker housing permitted as an agricultural use.</p>	<ul style="list-style-type: none"> • The Province’s intent of this policy is to permit more housing on farms for farmers, farm families and farm workers, without creating new lots. • Allows greater flexibility for agricultural lots in prime agricultural areas to increase opportunities for housing supply without needing to sacrifice the size or shape of the existing agricultural land. • Preserves and protects lands for agricultural uses whilst still increasing opportunity for housing. • With the new policy, it will be easier under the PPS 2024 to establish more housing <i>within</i> prime agricultural areas whilst still ensuring new units do not hinder, and are compatible with, existing agricultural operations.
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<p>2.3.6.2 - Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.</p>	<p>4.3.5.2 - Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.</p>	<ul style="list-style-type: none"> • Non-agricultural uses are now to be avoided on agricultural lands and operations. • The PPS 2024 requires an agricultural impact assessment to determine appropriate mitigation if avoidance is not possible. • The introduction of a formal assessment to determine appropriate mitigation is intended to protect agricultural lands more strictly from non-agricultural uses being introduced.
<p>2.5.4.1 - In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition.</p>	<p>4.5.4.1 - In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that</p> <ul style="list-style-type: none"> a. impacts to the prime agricultural areas are addressed, in accordance with policy 4.3.5.2; and b. the site will be rehabilitated back to an agricultural condition. 	<ul style="list-style-type: none"> • Extraction will still be permitted as an interim use as it was in the PPS 2020. However, this will now only be allowed provided that impacts are addressed as determined through an agricultural impact assessment (per policy 4.3.5.2) in addition to the requirement that the site be rehabilitated back to <i>an</i> agricultural condition.
<p>2.5.4.1 - Complete rehabilitation to an agricultural condition is not required if:</p> <ul style="list-style-type: none"> a. outside of a specialty crop area, there is a substantial 	<p>4.5.4.2 - Complete rehabilitation to an agricultural condition is not required if</p> <ul style="list-style-type: none"> a. the depth of planned extraction in a quarry makes restoration of 	<ul style="list-style-type: none"> • The revisions impose much less stringent requirements for the rehabilitation of lands,

<p>quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;</p> <p>b. in a specialty crop area, there is a substantial quantity of high quality mineral aggregate resources below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;</p> <p>c. other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas,</p>	<p>pre-extraction agricultural capability unfeasible; and</p> <p>b. agricultural rehabilitation in remaining areas is maximized.</p>	<p>especially in specialty crop areas.</p> <ul style="list-style-type: none"> • There is no longer a differentiation between lands within specialty crop areas and outside of specialty crop areas when determining if rehabilitation to an agricultural condition is required or not for lands where extraction of mineral aggregate resources has happened. • Overall, the PPS 2024 still requires both agricultural areas and specialty crop areas to be protected for long-term use.
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Canada Land Inventory Class 1, 2 and 3 lands; and d. agricultural rehabilitation in remaining areas is maximized.		
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Cultural Heritage		
PPS 2020 Policy	PPS 2024 Policy	Major changes
2.6.1 - Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	4.6.1 - Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.	<ul style="list-style-type: none"> Under the PPS 2020, significant built heritage resources and cultural heritage landscapes shall be conserved. Within the PPS 2024, only protected heritage properties shall be conserved. Modification means that properties which have been listed on a municipality's heritage register but have not been designated would no longer be required to be conserved.
2.6.3 - Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.	4.6.3 - Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.	<ul style="list-style-type: none"> Municipalities will continue to have the ability to define 'adjacent' in their Official Plans, allowing for broader definitions than simply contiguous.

<p>2.6.4 - Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.</p>	<p>4.6.4 - Planning authorities are encouraged to develop and implement:</p> <ul style="list-style-type: none"> a) archaeological management plans for conserving archaeological resources; and b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes. 	<ul style="list-style-type: none"> • The Archaeological Management Plan policy has been brought forward from the Growth Plan. • The revised policy encourages a broad suite of conservation strategies.
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PPS 2020 Definitions	PPS 2024 Definitions
<p>Adjacent lands: for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.</p>	<p>Adjacent lands: for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.</p>
<p>Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.</p>	<p>Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.</p>
<p>Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined</p>	<p>Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.</p>

to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.	
Areas of archaeological potential: means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist.	Areas of archaeological potential: means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the Ontario Heritage Act.
Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.	Protected heritage property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.
Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).	Heritage attributes: means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.
Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or	Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or

<p>interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision- Provincial Policy Statement, 2020 42 maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.</p>	<p>interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.</p>
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Implementation

- **Policy 6.1.5**
 - Requires planning authorities to keep their zoning by-laws and development permit by-laws up to date with the PPS 2024 by establishing permitted uses, minimum densities, heights and other development standards.
 - Policy also requires planning authorities to keep their official plans up to date with the PPS 2024 to protect provincial interests.
- **Policy 6.1.7**
 - Where a planning authority must decide on a planning matter before its official plan has been updated to be consistent with the PPS 2024, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the PPS 2024.
- **Policy 6.1.12 and 6.1.13**
 - Carries over a policy from the Growth Plan which provides that density targets represent minimum standards and that planning authorities are encouraged to go beyond these minimum targets, where appropriate.
 - **Policy 6.1.13** requires minimum density targets to be revisited at the time of each official plan update.

Co-ordination

- The PPS 2024 contains new policies in section 6.2. The policy requires planning authorities to engage with the public, school boards and publicly assisted post-secondary institutions in efforts to implement the PPS 2024.

- **Policies 6.2.5 and 6.2.6** direct planning authorities to collaborate with publicly assisted post-secondary institutions to facilitate early and integrated planning for student housing and to develop a strategy that includes consideration of off-campus housing targeted to students.
- **Policies 6.2.3-6.2.6** are all newly added to encourage planning authorities to collab and engage with public an stakeholders, school boards, and (as mentioned above), post-secondary institutions in order to foster greater housing options for students and provide the necessary child care schools and facilities.

New Definitions

- **Additional needs housing:** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of additional needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. – Formerly defined as “Special Needs Housing” under PPS 2020
- **Compact built form:** means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well- connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads. – Definition is from Growth Plan
- **Complete Communities:** means places such as mixed-use neighbourhoods or other areas within cities, owns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options public service facilities, local stores and services. Complete communities are inclusive and may take inclusive and may take. – revised from Growth Plan

- **Energy storage system:** means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.
- **Frequent transit:** means a public transit service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week – from Growth Plan
- **Higher order transit:** means transit that generally operates in partially or completely dedicated rights-of way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed traffic transit. Higher order transit can include heavy rail (such as subways , elevated or surface rail, and commuter rail), light rail, and buses in dedicated rights-of-way. – revised from Growth Plan
- **Large and fast-growing municipalities** means municipalities identified in Schedule 1.
- **Low impact development:** : means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration and detention of stormwater. Low impact development can include, for example bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. – revised from Growth Plan
- **Major transit station area:** means area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station. - revised from Growth Plan
- **Major trip generators:** origins and destinations with high population densities or concentrated activities which generate many trips (e.g. strategic growth areas, major office and office parks, major retail, employment areas, community hubs, large parks and recreational destinations, public service facilities, and other mixed-use areas).
- **Strategic growth areas:** within settlement areas, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating intensification and higher- density mixed uses in a more compact built form.

- **Transit service integration:** means the coordinated planning or operation of transit service between two or more agencies or services that contributes to the goal of seamless service for riders and could include considerations of service schedules, service routes, information, fare policy, and fare payment. – from Growth Plan
- **Urban agriculture:** means food production in settlement areas, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.
- **Watershed planning:** means planning that provides a framework for establishing comprehensive and integrated goals, objectives, and direction for the protection, enhancement, or restoration of water resources including the quality and quantity of water, within a watershed and for the assessment of cumulative, cross jurisdictional, and cross-watershed impacts. Watershed planning evaluates and considers the impacts of a changing climate on water resource systems and is undertaken at many scales. It may inform the identification of water resource systems. – revised from Growth Plan
- **Water resource systems:** means a system consisting of ground water features and areas, surface water features (including shoreline areas), natural heritage features and areas, and hydrologic functions, which are necessary for the ecological and hydrological integrity of the watershed.