



TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	What is Land Use and Design and what role does it have in City Building and Decision Making?.....	2
1.2	Purpose of Discussion Paper.....	3
1.3	Vision.....	4
2.0	CURRENT OFFICIAL PLAN DIRECTION.....	5
3.0	COMMUNITY INPUT.....	7
4.0	ISSUES.....	8
5.0	POLICY ANALYSIS AND RECOMMENDATIONS.....	10
5.1	The Planning Act.....	10
5.2	Provincial Policy Statement, 2020.....	12
5.3	Niagara Escarpment Plan.....	12
5.4	Grey County Official Plan and Related Reports.....	13
5.5	Review of Land Use Designations and Policy Structure.....	15
5.5.1	Analysis of recent Official Plan Amendments (OPAs).....	19
5.6	Recommendations from other Reports, Master Plans and Studies.....	21
5.6.1	Retail and Commercial Policy Review Report.....	21
5.6.2	Harbour and Downtown Urban Design / Master Plan Strategy.....	24
5.7	City of Owen Sound Zoning By-law (2010-078).....	25
6.0	OTHER BEST PRACTICES.....	26
6.1	Town of New Tecumseth.....	26
6.2	Town of Midland.....	27
6.3	Town of Lincoln.....	27
7.0	RECOMMENDATIONS.....	29
8.0	NEXT STEPS.....	31
	Appendix A.....	32

1.0 INTRODUCTION

The City of Owen Sound's Official Plan (OP) guides long-term decisions that relate to land use and planning. It establishes the policies for implementing provincial policies and interest, and sets out the framework that shapes our City's physical, economic, and social development. The OP is an important tool that supports our City's vision of a vibrant and thriving community that offers high-quality amenities surrounded by unique natural heritage features.

Under the *Planning Act*, municipalities are required to conduct a review of their Official Plan every ten years. They must complete a Provincial Plan conformity exercise to amend OP's to ensure that they conform or do not conflict with Provincial Plans, have regard to matters of Provincial Interest, and are consistent with the Provincial Policy Statement. Municipal OP's must also be in conformity with the policy and direction provided in County Official Plans.

Since the approval of our last OP update in 2012, several significant provincial and local policy initiatives were completed. These include the coordinated review and update of the following:

- [The Planning Act](#)
- [The 2020 Provincial Policy Statement \(PPS\)](#)
- [The Niagara Escarpment Plan](#)
- [Grey County Official Plan](#)

Our City will be undertaking a municipal comprehensive review (MCR) to determine:

- How and where our City may grow;
- How to use and protect the land and resources within our City;
- How to anticipate, address and mitigate the impacts of climate change to create a sustainable community;
- What housing types and economic opportunities are required for all types and ages of residents; and
- How people and goods move within and across our City, and connect to the Region beyond.

This review will constitute as Owen Sound's Provincial Plan conformity exercise and will satisfy the 10 year OP update requirement, as per the *Planning Act*.

1.1 What is Land Use and Design and what role does it have in City Building and Decision Making?

Land use and design policies provide the foundation for how a City will grow, where it will develop and how it will look. Land use designations describe an area of land within which a specific set of policies apply (see **Figure 1**). These policies typically identify the objective of the designation and include subsequent policies on what is permitted within certain areas. Land use designations are implemented through Zoning By-laws, which provide a more detailed description of land use zones and specific dimensions (setbacks, lot coverage, etc.) that must be achieved.

Design, which includes urban design and structure, reflect how development will be formed and how it will integrate with the surrounding character of an area. Urban design policies for the City aim to enhance the natural setting and built heritage by ensuring development or redevelopment is of a high quality and is compatible with the City (see **Figure 2**).

Land use designations within the City must encompass a broad range of uses to address the unique characteristics of different areas. These designations might be prescriptive in some areas and formally address what is permitted and how it will be developed. In other areas, land use designations might be permissive and describe what type of changes and developments will be encouraged over the planning horizon of the designation. For example, our current Official Plan contains specific direction on the types of uses permitted in areas within the Residential designation. This designation includes policies on the permitted type of residential dwelling uses, the density of these uses permitted and the types of municipal connections required. Alternatively, lands within the Industrial Transition Areas are identified as lands that have historically been designated for industrial uses but are now contemplated to permit a wider mix of land uses. This designation is more permissive as it recognizes a possible transition and provides policy direction that encourages a wider mix of land uses during the planning horizon of the OP.

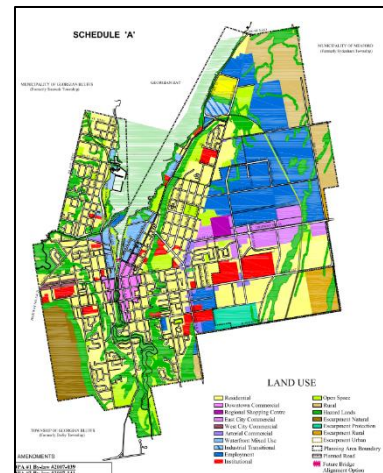


Figure 1 – Current Official Plan Land Use Plan



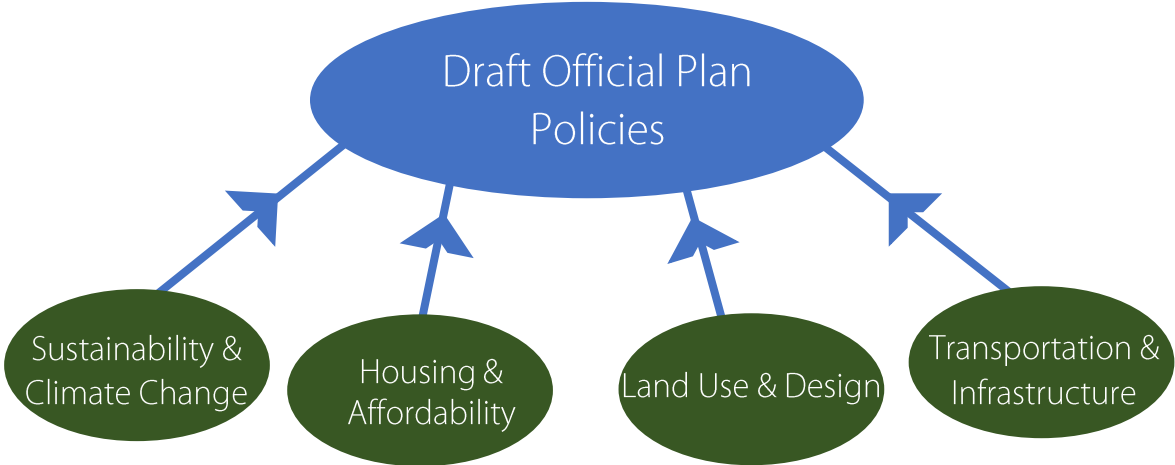
Figure 2 – Downtown Owen Sound Streetscape

Design policies establish the general design vision for the City and provide design criteria for the City to evaluate development. The objective of urban design policies are to enhance, protect and maintain the existing or desired character of an area. Our updated OP will review urban design direction in the current OP and ensure what makes Owen Sound unique is maintained throughout the life of the updated OP document.

1.2 Purpose of Discussion Paper

The following paper is the fourth in a series of discussion papers that will be released as part of the MCR process. Although the review will encompass all subject matters in the OP, the discussion papers will focus on key policy areas, including Housing, Land Use and Design, Sustainability and Climate Change, and Transportation and Infrastructure. The purpose of these discussion papers is to inform and engage all of Owen Sound’s stakeholders, including local businesses, residents and frequent visitors.

CITY OF OWEN SOUND **OFFICIAL PLAN UPDATE**



The Land Use and Design discussion paper provides an overview of the current land use policies in our OP and also provides guidance on design guideline criteria to ensure compatibility with the surrounding community. The discussion paper will help to identify tensions between existing land uses policies, opportunities for increased connectedness between land uses, and address community expectations. It will also explore new policy direction to support different and innovative types of land uses to attract new businesses and residents. Finally, the discussion paper will include recommendations on what can be included in our new OP to provide policy direction on how land uses and the design of development can be improved.

1.3 Vision

The Vision for the City's OP provides a foundation for policy direction within the OP and offers insight into the objectives, goals, and milestones to consider when making planning related decisions. The following Vision statement reflects what the City aspires to be and acknowledges how it will get there.

“The City of Owen Sound is where you want to live. A complete community that values the natural environment, cultural diversity, historic streetscapes, vibrant waterfront and provides a sense of belonging. The City will plan to evolve as a centre for growth, opportunity and innovation while ensuring that sustainability, resiliency, and quality of life are considered in every decision.”

- ***Official Plan Vision Statement***

Consultation with members of Council, City of Owen Sound Staff, and the community provided a strong foundation for the creation of this vision statement. Visioning sessions provided an opportunity to facilitate an understanding of how the City views itself and what changes can be implemented to better reflect what the City wants to be.

During consultation and engagement sessions, residents mentioned their desire to grow the local economy, attract new businesses and residents, and ensure the continued success of current businesses. Ensuring that affordable housing options are available and that the City continues to work towards being a complete community were also key priorities expressed during consultation sessions and identified in the public survey. In response to this, the Vision statement identifies that the City will evolve as a center for growth by providing opportunity and innovation while also valuing every resident's quality of life.

To support this vision, land use designations must facilitate good planning that proactively addresses what the City wants to be and how it plans to get there. Policy and land use designations must be adapted to meet current changes at the provincial and county level. Design principles for how land is developed and buildings are created will also help to reflect the City's image and create a stronger sense of place for current and future residents.

2.0 CURRENT OFFICIAL PLAN DIRECTION

The current Owen Sound OP was adopted by City Council on March 20, 2006 and approved by the County of Grey August 10th of the same year. It was last updated in 2012 as part of a mandatory five-year review. The 2017 Office Consolidated OP includes policies in effect and approved amendments to the Owen Sound Official Plan. The City's current land use designations are shown in **Figure 3** below.

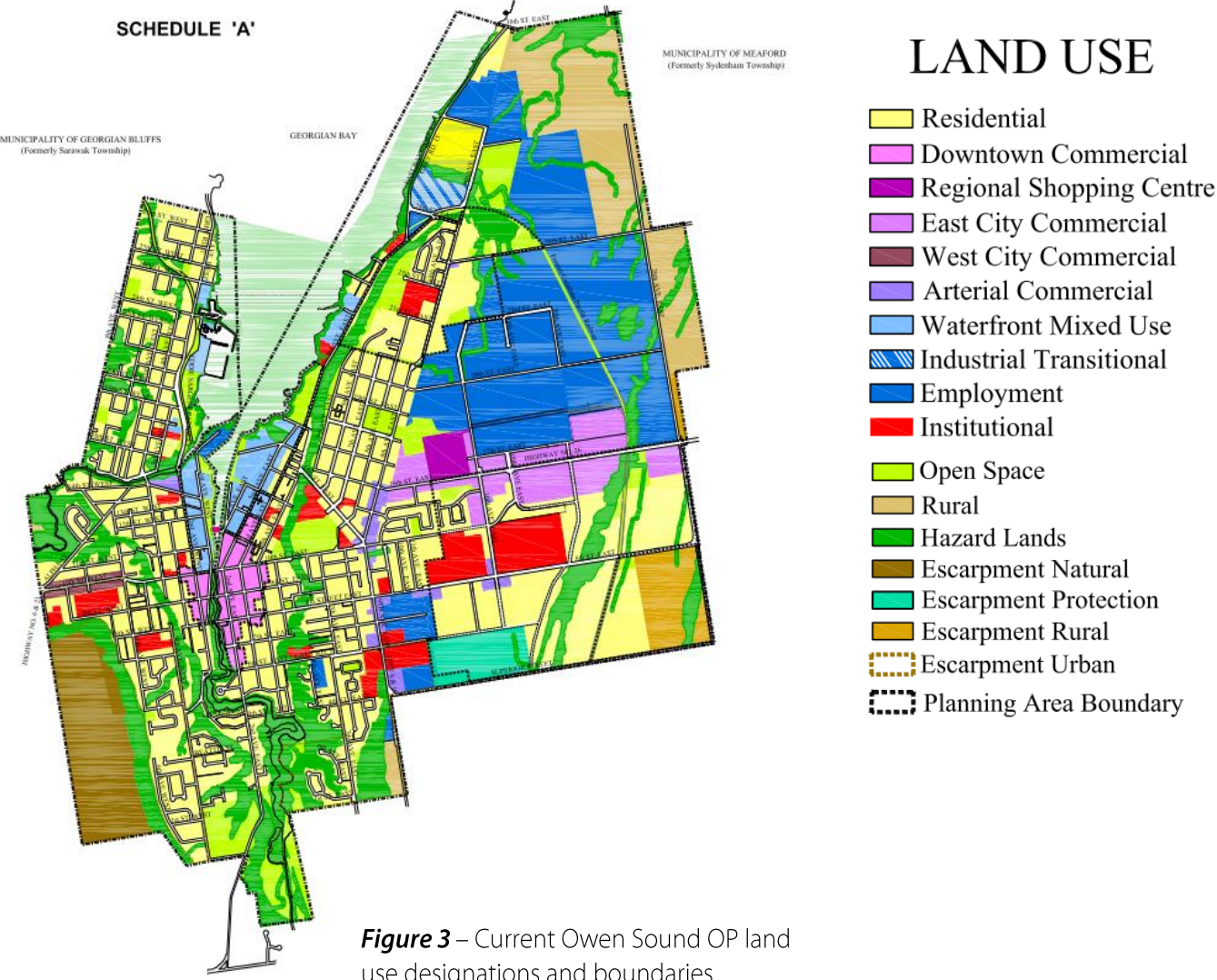


Figure 3 – Current Owen Sound OP land use designations and boundaries

The existing land uses encompass a range of diverse areas throughout the City and effectively identify lands for future development or as transitional areas.

The City's Urban Design goals and objectives are outlined in Section 3 of the current OP. This section provides guidance on how the existing natural area and built heritage can be enhanced by ensuring quality design and the protection of significant features. The objectives set out in Section 3 are reflected throughout the land use designation descriptions and policies.

Section 7.8 provides more detailed urban design policies and objectives relating to: the scope of urban design; the natural settings of the City; how to experience the City; the pedestrian environment; public spaces; streetscapes; parking and access; adjacent uses; new residential development; outdoor lighting; landscape design; safety and security; and, signage. These subsections of urban design provide further direction on specific aspects that shape the City and the developments within it.

Policies in section 7.8.4 (pedestrian environment), 7.8.5 (public spaces), 7.8.6 (streetscapes) and 7.8.12 (safety and security) address realms that relate to active transportation and pedestrian movement. These items provide a strong foundations for the continued development of urban design policies that help to support active transportation and reduce automobile trips within the City while also promoting safety and security.

3.0 COMMUNITY INPUT

The Owen Sound OP review consultation process provided insightful information on how the Community, Staff and City Council envision the City in the future. In the public survey posted on the City's website, 36.3% of respondents identified that growing the local economy was an important matter to them. Further, 30.7% of respondents indicated that creating complete communities were important to support the City. Finally, 28.8% of respondents indicated that managing climate change was an important matter. These planning matters are inherently addressed by how land is used and the City is designed.

During the council and community visioning sessions (**Figure 4**), Council members, City Staff and the public expressed the importance of preserving and enhancing the City's natural areas. Unique natural areas provide an oasis for the City's residents and attract visitors from the surrounding areas and the GTA. Providing land use policies that support natural areas and ensure their preservation and enhancement will allow for the continued enjoyment and exploration of the City natural areas during the horizon of the updated OP and help to mitigate the effects of a changing climate.



Figure 4 – A Community Visioning Session at the Harry Lumley Bayshore Community Centre

Throughout the community visioning session, residents expressed the importance of providing access to the waterfront and harbor. These comments tie into the concept of creating complete communities that offer a variety of services, amenities, employment and housing types within connected areas. Land Use designation in the OP that are integrated and compatible with surrounding areas help to create a sense of connectedness between places in the City and offer residents/visitors access to natural features.

Similar to the natural environment, residents, City Staff and Council noted the importance of maintaining and supporting the City's built and cultural heritage. Urban Design guides how developments will appear within the City and helps to enhance the streetscape and connectivity between land uses. Including policies within the updated OP to reflect these comments and ensure the preservation and enhancement of built and cultural heritage resources throughout the City will be a priority.

Ensuring land uses and urban design policies in our updated OP reflect the City's vision will assist in addressing additional comments provided by the community, Council and City Staff.

4.0 ISSUES

Land Use and Design are the foundation of the City. These elements identify where the City will grow, how it will grow and how it will look. Land Use designations and associated design policies form the fabric of the community and direct interactions between the built environment and residents. The City's updated official plan will reflect the current issues and priorities of the County of Grey and the Province to provide a consistent planning policy framework that guides growth and development. Key considerations in the discussion on land use and design relate to:

- Provincial and County Policy Direction
 - Current Planning Act and Provincial Policy Statement review to ensure consistency of the OP with Provincial direction.
 - Review County OP to ensure conformity.
 - Current NEP policies within the OP to be assessed and consider a general NEP policy section stating that all development must adhere to the most recent policies of the NEP based on the NEP land use designation.
- Land Use Designations and Policies
 - Land use designations should include policy that establishes density targets and locations for growth for broader time horizons (ex. 5 year-20 year).
 - A review of previous Official Plan Amendments (OPAs) should be undertaken to identify if there are any trends in OPAs being submitted. If there are, policy changes could be considered to limit the amount of OPAs required from the updated official plan.
 - Review existing land uses and designations relative to current policy considerations.
- Employment
 - A mix of lands throughout the City should be provided to accommodate future employment opportunities. Current employment land use designations and policies should be reviewed to ensure a mix of lands are available for employment.
- Housing
 - Land use designations that permit dwelling units should be reviewed to encourage current housing trends and permit dwelling units that are more affordable and attainable for current and future residents. Density provisions should be reviewed to ensure different housing types are permitted in appropriate residential areas (ex. stacked townhouse units in medium density residential areas).
 - Official Plan Amendments (OPAs) to amend the existing density provisions in the East Bluffs Planning Area and Sydenham Heights Planning Area have been required.

The current low-density residential (<25 units/hectares), medium-density residential (25-50 units/hectare) and high-density residential (51-110 units/hectare) density provisions should be reviewed to determine if the current provisions permit the desired type of residential growth and development type (stacked townhouses, back-to-back townhouses, etc.) for these planning areas.

- Transportation
 - Connectivity between land use designations, including employment, commercial and recreational, are major factors that influence how the City will grow. Land use designations along major corridors, bicycle trails and/or public transit should support the existing transportation infrastructure and nearby connections.
- Climate Change
 - Land use designations should be reviewed through a climate change lens to ensure sustainability is incorporated when considering future growth and development.
- Implementation of other Master Plans
 - Evaluate recommendations from other applicable Master Plans. For example, the Commercial Policy Review recommends modification to The Regional Shopping Centre land use designation.
- Cash-in-Lieu of Parkland Dedication
 - Policies within the new OP should be assessed to ensure appropriate mechanism are available to collect parkland dedication fees.

As a complete community, the City of Owen Sound will continue to support a variety of land use designations that foster economic and employment growth, provide appropriate lands for residential dwelling units, reduce reliance on personal automobiles and provide attractive opportunities and locations for new businesses and housing.

5.0 POLICY ANALYSIS AND RECOMMENDATIONS

This section provides a review of the issues identified, review of Provincial and County policy direction and an assessment of the current OP to recommend modifications to the OP.

5.1 The Planning Act

The *Planning Act* (1990) is a provincial document that guides development and the various planning approvals and processes involved. Consolidated on April 12, 2018, it serves as the basis for municipalities to prepare documents related to planning, including official plans, which identify planning goals and policies to guide land use within its jurisdiction. Municipalities are required to ensure that all planning decisions and documents integrate provincial interests and are in compliance with the Planning Act, as well as other provincial policy such as the Provincial Policy Statement.

The Planning Act requires the City to revise as official plan as required to ensure that it:

- (a) conforms with provincial plans or does not conflict with them, as the case may be;
- (b) has regard to the matters of provincial interest listed in section 2; and
- (c) is consistent with policy statements issued under subsection 3 (1). 2015, c. 26, s. 24 (1).

This review and new Official Plan addresses the requirements of the Planning Act.

The Planning Act identifies the following as matters of provincial interest which relate to land use and urban design:

- The protection of ecological systems, including natural areas, features and functions;
- The conservation and management of natural resources and mineral resource base;
- The orderly development of safe and healthy communities;
- The adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- The appropriate location of growth and development;
- The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- The promotion of built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- The mitigation of greenhouse gas emissions and adaptation to a changing climate

The Planning Act outlines the purpose of land use planning, the tools and the powers that may be exercised by the City, and the various restrictions and procedures that must be followed by the City in the process of developing land and changing land uses. The City's Official Plan must conform and be consistent with the matters identified in the Planning Act. **Table 1** provides a summary of Planning Act policies and the implications / opportunities they provide for the City.

Table 1 – Planning Act direction for Land Use and Design

Section	Related Policy	Analysis
Section 2	This section relates to Provincial interests and consideration of Provincial interests in planning decisions.	Provincial interests are addressed through numerous Official Plan policies.
Section 16	The policies in these sections relate to Official Plans. They lay out what Official Plans shall contain, the processes involved including the creation, public consultation, amending, approval, and updating of Official Plans, and more.	<p>This section allows municipalities to implement Official Plans that contain the goals, objectives and policies to manage and direct physical change and the effects on the social, built, economic and natural environmental features of the City.</p> <p>The City's Official Plan contains the structure and policies as established in the Planning Act.</p>
Section 16 (14)	An official plan shall contain policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate, including through increasing resiliency. 2017, c. 23, Sched. 3, s. 5 (2).	Policies related to climate change are being introduced into the Official Plan and will provide direction for the completion of a future study or strategy.
Section 41(4)	This section allows municipalities to address a building's exterior design, including, without limitation, the character scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design.	This provides municipalities with an opportunity to play a more meaningful role with respect to the urban design and built form character of identified areas or developments that may be proposed in the City.

Timing of further amendments to the new Official Plan is established in the Planning Act such that no request for amendment to the new official plan may occur before the second anniversary of the first day any part of the plan comes into effect.

Following the adoption and final approval of the new Official Plan, the Planning Act requires that the City shall revise the plan no less frequently than:

- (a) 10 years after it comes into effect as a new official plan; and
- (b) every five years thereafter, unless the plan has been replaced by another new official plan.

5.2 Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act, came into effect on May 1, 2020 and replaces the 2014 PPS. It establishes the policy foundation for regulating the development and use of land, as well as provides direction on matters of provincial interest related to land use planning and development. The 2020 PPS outlines visions and goals for Ontario's land use policies, and identifies how the built environment will be created and how land and resources will be managed over the long term. It supports developments that encourages an efficient use of land, resources, and public investment in infrastructure as well as a diverse mix of land uses in order to provide choice and diversity to create complete communities.

The PPS was reviewed in its entirety as it relates to the City OP and is included in a table in **Appendix A**. The table assesses the Provincial policy direction and recommends modifications to the City's OP as required.

The 2020 PPS states that official plans shall identify provincial interests and set out appropriate land use designations and policies. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. Policies of the Provincial Policy Statement continue to apply after adoption and approval of an official plan. The City's updated official plan will be consistent with the 2020 PPS and include applicable land use and design policies as referenced above.

5.3 Niagara Escarpment Plan

The Niagara Escarpment Plan (NEP), 2017, is a large-scale environmental land use plan that came into effect June 1, 2017. It upholds the biosphere reserve principles by balancing protection, conservations, and sustainable development to ensure that the Escarpment will remain substantially as a natural environment for future generations. The Escarpment encompasses the area between the Niagara River and the Bruce Peninsula, including Grey County and the City of Owen Sound.

The NEP contains policies that address designations, land-uses and development criteria. Within the boundaries of the City of Owen Sound, there are several different land use designations provided by the NEP. These designations include Escarpment Natural Area, Escarpment Protection Area, Escarpment Rural Area, Urban Area, and Niagara Escarpment Parks and Open Space System.

Section 1.3 and Section 1.4 of the NEP provide direction for those lands designated Escarpment Natural Areas and Escarpment Protection Areas. The objectives of these designation is to recognize, protect, and where possible, enhance the natural heritage and hydrological systems found, such as valley lands, wetlands, and other significant environmental features. The Escarpment Protection Area also aims to provide a buffer to prominent Escarpment features. These goals are achieved by permitting only compatible recreation, conservation, and educational land uses including limited low-density residential development, agricultural uses and forest, wildlife, fisheries, or watershed management.

Escarpment Rural Areas and Urban Areas are addressed in Sections 1.5 and 1.7, respectively. Escarpment Rural Areas serve as buffers for the more ecologically sensitive areas of the escarpment, and aim to encourage agricultural activity and natural resource management. Compatible rural land uses are permitted within this designation, and include agricultural uses, single residential dwellings, recreational uses and infrastructure. The Urban Area designation is used to identify urban areas in which the Escarpment and closely related lands are located. The objective of this designation is to minimize the impact and prevent further encroachment of urban growth into the natural Escarpment environment. Development within these areas is to be compatible with the scenic resources of the Escarpment, and should encourage reduced energy consumption, improved air quality, and reduced greenhouse gas emissions.

NEP lands identified on the current Official Plan schedules will be reviewed to ensure consistency with the NEP 2017. The NEP land use designations will be maintained on the City Land Use Schedule.

Currently, the Official Plan includes the full policy from the NEP. It is recommended that the new OP includes a 'Niagara Escarpment Plan - General Development Policy' section to provide implementation of the NEP policies, however with a more simplified approach in the City OP. The General Development Policy section will identify that development in NEC lands must adhere to the most recent NEP policies. Consultation with Niagara Escarpment Commission staff will assist in determining if new official plan policies or mapping updates are necessary.

5.4 Grey County Official Plan and Related Reports

The Grey County Official Plan (referred to as Recolour Grey) is Grey County's updated Official Plan, approved by the Province on June 6, 2019. It serves as an upper-tier plan and lays out goals related to development, communities, and the natural resources found within our County. It aims to balance social, economic and environmental matters to ensure the health and well-being of all residents and to create sustainable communities.

Recolour Grey is designed to assist Council and other agencies in their consideration of public and private development planning issues. Recolour Grey is comprised of five central themes that lay the

foundation for the County's planning policy direction. One of the themes, "Develop Grey", describes policies that directly relate to land uses in the County. The County has several Settlement Area designations where growth is directed in order to protect farmland and utilize existing infrastructure. These designations include:

- i) Settlement Areas
- ii) Inland Lakes and Shoreline Areas
- iii) Recreational Resort Areas
- iv) Escarpment Recreation Areas

The City of Owen Sound is a Settlement Area within the County Official Plan. Develop Grey focuses on the County's economic and employment development, downtowns and growth. Develop Grey references the PPS's policies regarding the protection and promotion of employment and employment areas. Develop Grey provides a list of factors that are within the control of the County and member municipalities and can be implemented through official plans that directly relate to economic development, employment, downtowns and growth. Some key policy direction applicable to the City's updated OP include:

Economic Development and Employment

- Remain open to new technologies.
- Ensure sufficient land designated and available to accommodate an appropriate range and mix of employment opportunities.
- Promote 'shovel-ready' lands.
- Promote job creation through employment opportunities within settlement areas.
- Consider the conversion of employment areas (i.e. manufacturing uses) for other uses (i.e. major retail uses), with the completion of a comprehensive review.
- Support the redevelopment of brownfields.
- Continue adequate buffering between commercial/industrial uses and any institutional use.

The City is positioned to support the County Official Plan objectives.

Downtowns

- Support downtown revitalization projects.
- Continue to implement and support Community Improvement Areas.
- Support intensification of downtown areas.
- Encourage adding housing above commercial uses in and near downtowns
- Promote urban forests and small scale urban agriculture.
- Provide policies that make the downtown core the focus for business, administration and cultural activities.
- Promote the protection of heritage buildings.

The City Official Plan conforms with the County Official Plan and the City represents the largest downtown in Grey County. Direction in the County Official Plan supports the City objectives related to the downtown and protection of heritage buildings.

Growth

- Revise any tables in the OP with updated population, housing and employment growth projections
- Ensure policies are consistent with the PPS 2020 and direct housing growth to designated settlement areas, with full municipal servicing.
- Incorporate policies to ensure the County grows in an age friendly manner.

County Growth Management

The County is now in process of updating the Growth Management Strategy which will establish population projections for the County, including the City. The City will monitor and provide input to the County process. The City represents the largest Settlement Area with a downtown and urban areas planned for future growth. The County Growth Management Strategy needs to recognize the City as the major growth centre in the County given capacity in the urban area and availability to accommodate new growth on municipal systems as directed by provincial policy.

Complete Streets Policy & Implementation Guide for Grey Bruce

This was completed in 2015 and provides foundational policy support for implementing Complete Streets in Grey Bruce. The guide focuses on providing policies and guidelines that will help to implement Complete Streets, which are streets designed for all ages, abilities and modes of travel, and provide safe and comfortable access for all users. Policies created based on this guide are being considered in the Transportation and Urban Design sections of the City's updated OP.

An analysis of the County Official Plan has been completed in context of the City Official Plan policies. The City's new Official Plan will conform to the County Official Plan and implement the policies as required in the City.

5.5 Review of Land Use Designations and Policy Structure

The City's current land use designations are summarized below in **Table 2**. A brief analysis of the current land use designation policies are included. Recommendations are also provided.

Table 2 – Current Official Plan Land Use Designations

Designation	Summary	Analysis / Recommendation
Residential	The majority of the City’s residential uses are located in the Residential designation. These areas are located throughout the City and are generally located west of Grey Road 1, east of Grey Road 115 and south of 10 th Street East. The designation permits single detached, semi-detached, row homes, and apartment buildings. Elementary schools, parks, places of worship and convenience commercial type uses may also be permitted in the Residential designation to serve the adjacent residential area. The lands are predominantly comprised of 1-2 storey single detached dwellings.	Review residential density provisions for low, medium and high density residential development. Determine if the permitted densities support current development trends and increased densities for residential dwelling types. Maintain Residential land use mapping. Greater range of types of housing and densities will support housing choice and availability in the City. New forms of housing types are developing and will be considered in the assessment of permitted uses. Include daycare centre as a permitted use. Review provisions regarding Accessory Dwelling Units (ADUs) and home occupations.
Downtown Commercial	The Downtown Commercial designation is predominantly mixed-use, with a wide range of commercial uses and some residential uses located above grade. The Downtown Commercial area contains a 2-3 storey built form with storefronts located in close proximity to the street. A variety of commercial uses such as retail stores, offices, workshops, restaurants and medium or high-density residential, including housing combined with commercial uses are permitted. Buildings in the Downtown Commercial designation should not exceed eight (8) stories in height and are subject to a rezoning over four (4) stories. Parking is provided on the street and in nearby parking lots. New development is required to achieve a high quality of urban design that is consistent with the Harbour and Downtown Urban Design/Master Plan Strategy.	Include recommended policies from the Retail and Commercial Policy Review Report. Review current commercial and retail policies to ensure the existing land use designation is reflective and supportive of the current uses taking place. Maintain Downtown Commercial land use mapping. Review to ensure design policies are consistent and compatible with policies for the Downtown River Precinct.
Regional Shopping Centre	The Regional Shopping Centre designation is a commercial designation that includes the existing Heritage Place Mall. The Regional Shopping Centre designation is exclusive to a	Maintain Regional Shopping Centre land use mapping.

	<p>singular area in the City. This designation must include: a Major Department Store, a Supermarket, ancillary retail and service stores and a discount/promotion store.</p>	<p>Include recommended policies from the Retail and Commercial Policy Review Report, specifically to consider the types of uses and potential for redevelopment of mixed uses at the Regional Shopping Centre. Consider identifying the Regional Shopping Centre area as a transition area.</p>
<p>East City Commercial</p>	<p>The East City Commercial designation applies to the major automobile related commercial area on 16th Street East from 9th Avenue East to 26th Avenue East. These lands are to accommodate large format retail uses as well as complementary uses such as offices, entertainment and community facilities, and high density residential uses. These lands are the main eastern entrance to the City and must meet urban design guidelines.</p>	<p>Include recommended policies from the Retail and Commercial Policy Review Report. Review current commercial and retail policies to ensure the existing land use designation is reflective and supportive of the current uses taking place. Maintain East City Commercial land use mapping.</p>
<p>West City Commercial</p>	<p>The West City Commercial designation applies to commercial development on the “Sunset Strip” in Georgian Bluffs to the Downtown Area on 10th Street West from 6th Avenue West to 9th Avenue West. Lands within the West City Commercial designation are to accommodate a variety of small commercial uses, such as restaurants, motels, offices, and medium density forms of housing, including senior citizen housing and nursing homes. The West City Commercial Area is to be developed as pedestrian and automobile oriented retail and service area that provides for local and regional needs.</p>	<p>Review current commercial and retail policies to ensure the existing land use designation is reflective and supportive of the current uses taking place. Maintain existing West City Commercial land use mapping.</p>
<p>Arterial Commercial</p>	<p>The Arterial Commercial designation is predominantly along 9th Avenue East. Lands with the Arterial Commercial designation area are to provide small-scale retail or service. Uses such as convenience stores, barber shops, automobile service stations and specialty services, such as medical clinics or professional offices are permitted. Non-commercial uses, such as medium density housing, nursing homes, and places of worship are also permitted. Individual uses are to be limited in size to reduce traffic generating potential.</p>	<p>Consider identifying key nodes and corridors along Arterial Commercial land uses. Review density provisions for ‘medium density housing’. Maintain existing Arterial Commercial land use mapping.</p>

Waterfront Mixed Use	The Waterfront Mixed Use designation applies to four distinct areas: the West Harbour Planning Area, the East Harbour Planning Area, the West Waterfront Study Area, and the East Waterfront Study Area. Lands within the Waterfront Mixed Use designation are to integrate industrial, residential, office, retail and service, institutional, entertainment, recreation, and open space into a compact urban form with higher development densities. Uses within Waterfront Mixed Use designation are to be appropriately separated and are intended to support the Downtown through physical and visual connections.	Ensure policies from The Harbour and Downtown Urban Design / Master Plan Strategy have been included or are addressed. Maintain existing Waterfront Mixed Use land use mapping.
Industrial Transitional	These areas are recognized as being appropriate for transition from one use, such as industrial, to another use during the horizon of the OP. It is identified that lands with current industrial uses with this designation may cease operations and this designation provides lands that may be desirable for change of use/designation. Studies are required to justify the expansion of other land use designations for lands within the Industrial Transition Areas.	Maintain existing policies and Industrial Transitional land use mapping. Review required studies for expansion of land use designations to ensure they are applicable.
Employment	The Employment designation encompasses a significant amount of lands to the east of 9 th Avenue East and north of Highway No. 26. A wide range of employment and business uses are permitted with predominant uses being manufacturing, assembly, fabricating, processing, packaging, printing, warehousing, and the storage of goods and materials. Employment lands are intended to retain existing employment uses and attract a range of employment and business.	Consider policies that support creative and technology focused industries. Maintain current Employment land use mapping. Permit food processing and cannabis uses in accordance with the City's Zoning By-law.
Institutional	The Institutional designation is intended for public and private institutions (educational, health care, government, etc.). Ancillary uses to support these uses may also be permitted. Institutional uses are scattered throughout the City to adequately serve principle user groups. Institutional lands should be located around complementary land uses and within proximity to roadways and transportation options.	Maintain appropriate Institutional areas throughout the City. Consider policies to utilize existing places of worship for alternative uses. Maintain Institutional land use mapping. Permit daycare uses in Institutional areas.
Open Space	The Open Space designation is primarily used for recreational objectives. This designation permits a variety of recreational and cultural uses, including: active and passive parks, trails, beaches, playgrounds, stadiums, golf courses, campgrounds and ancillary uses such as food	Maintain Open Space policies and land use mapping.

	services and boat rentals. Open Space lands are generally publicly owned and should be connected by trails and pathways. Section 4.10.4 (Sydenham River) and 4.10.5 (Waterfront Parklands) provide some recommendations for opportunities to expand open space uses in the City.	
Rural	Lands with the Rural designation are located on the peripheral east side of the City. These lands are intended to prevent the premature urbanization of lands outside the urban area and encourage agricultural and other related uses. The primary land uses permitted on lands with the Rural designation are agricultural, related agricultural uses, limited residential and non-intensive recreational. Permitted uses include: farming, farm residence, accessory farm buildings, nurseries, greenhouse, limited agricultural commercial/industrial, golf courses, and municipal landfill/water disposal station.	Maintain Rural policies and land use mapping. Ensure Rural land uses are supported. Consider permitting Additional Dwelling Units (ADUs) in Rural lands.
Hazard Lands	Hazard Lands are generally lands that present a risk to human safety, potential for property damage, or have physical limitations to development. These lands are intended to preserve and conserve lands in their natural state. Hazard Land designations are scattered throughout the City and provide green buffers around various land uses. Some of these lands are susceptible to flooding, wave uprush, erosion or instability. Limited buildings and structures are permitted for floor or erosion control and conservation purposes.	No change to Hazard Lands land use mapping. Continue to monitor Hazard Lands mapping and coordinate with Conservation Authority to identify any environmental changes.
Escarpment Natural, Protection, Rural, Urban Area	Lands within the NEP are designated under different land use types.	Maintain existing land use mapping in accordance with the NEP. Propose new policy to simplify policy section and implementation of NEP.

5.5.1 Analysis of recent Official Plan Amendments (OPAs)

As a further analysis, recent Official Plan Amendments were reviewed to determine if any trends or similar amendments were requested. OPAs for similar land use designations or additional permitted uses may indicate that existing land use policies require revision to address current development trends. The following is a brief summary of OPAs from May, 2014 to now:

OPA #	Purpose of OPA
OPA 5 – By-law No. 2014-074:	Re-designate a portion of lands municipally known as 3195 East Bayshore Road to recognize the requested zoning by-law amendment.
OPA 6 – By-law No. 2019-121	Re-designate the subject lands from 'Residential – Low Density' to 'Residential – Medium Density' and from 'Residential – Medium Density' to 'Residential – High Density'. Permitted a 366-unit residential subdivision on the south side of 8 th Street East between 16 th Avenue East. The subject lands were also within the Sydenham Heights Phase 1 Planning Area.
OPA 7 – By-law No. 2017-005	This site specific OPA was required to permit the development of a Long Term Care Facility on the lands designated "East City Commercial" in the Sydenham Heights Phase 1 Planning Area.
OPA 8 - By-law No. 2019-015	Re-designate the subject lands from 'Residential – Low Density' and 'Residential – Medium Density' to 'Residential – Medium/High Density' and 'Open Space'. This OPA was required to permit a mixed-use residential development with convenience commercial uses in combination with multi-residential and institutional uses. Similar to OPA 7, the subject lands for this OPA were also within the Sydenham Heights Phase 1 Planning Area.
OPA 9 – By-law No. 2019-136	Re-designate the subject lands to 'Residential – Medium Density' and 'Residential-High Density'. This OPA was required to permit a residential development with a mix of housing forms, including semi-detached dwellings, street fronting townhouses, cluster townhouses, an apartment block and a senior's residence block. This requested amendment was also in the Sydenham Heights Phase 1 Planning Area.

Based on the review the recent OPAs, the majority of the requested amendments involved redesignation of low density residential land uses to permit medium and high density.

Current OP policies identify lands designated 'Residential' as either 'Low-density Residential', 'Medium-density Residential', or 'High-density Residential'. The following density provisions are provided for each Residential designation:

- a) Low-density Residential shall consist of a density not exceeding 25 units per net residential hectare.
- b) Medium-density Residential shall consist of densities of 26 to 50 units per net residential hectare.

- c) High-density Residential shall consist of densities of 51 to 100 units per net residential hectare. High-density residential units are generally permitted on lands designated Residential, Downtown Commercial and Waterfront Mixed Use
- d) Development on residential land in new planning areas shall be planned to provide for a mix of housing types and achieve an overall density of 25 dwelling units per hectare.

The development densities above should be further reviewed to determine if they should be amended to reflect current development trends and increased densities (i.e. stacked townhouses, cluster townhouses, row houses, etc.).

5.6 Recommendations from other Reports, Master Plans and Studies

Several City and County planning documents provide direction on land use and design. A review and analysis of these planning documents are detailed below.

5.6.1 Retail and Commercial Policy Review Report

The Retail and Commercial Policy Review Report (the 'Report') was completed in 2018 and assessed the current retail and commercial policies, current trends, and the goals and objectives of the City. The Report included several recommendations to be considered when updating the City's Official Plan as well as a review of current Official Plan policies for retail and commercial areas. These recommendations and updates to be considered should be implemented in the updated official plan where applicable.

The proposed recommendations and updates from the Retail and Commercial Policy Review include the following:

1. Amend Section 3.2 Economic Vitality to modify polices as follows:

3.2.2.9

Maintain and enhance the viability and vitality of the Downtown Commercial core as the primary economic, commercial, financial, cultural, tourism and employment focus of the City and Region.

3.2.2.12

Attract and promote the development of new businesses and economic activities that are not currently available in the City to help maximize employment and commercial opportunities in the City.

2. Add a new Section 4.2 'General Commercial' after 4.1 and renumber the policies in Section 4 accordingly.

3. Add the following policies in Section 4.2 General Commercial:

4.2.1

A comprehensive commercial framework is established for the City with a series of commercial land use designations to provide for an appropriate diversity of commercial land uses to meet the needs of the City's residents, employees and businesses. Commercial land use designations have been established in the form of a hierarchy with distinct planned function for each commercial area.

4.2.2

Lands designated commercial are shown on Schedule 'A' – Land Use Plan. The commercial designation is further divided into a hierarchy of commercial areas, including:

<i>Downtown Commercial</i>	<i>West City Commercial</i>
<i>Arterial Commercial</i>	<i>Regional Shopping Centre</i>
<i>Waterfront Mixed Use</i>	<i>East City Commercial</i>

4.2.3

The planned function for each commercial designation is described in the policies for each commercial designation. It is not the intent of this Plan to permit all commercial uses in every commercial designation and permitted uses within individual commercial designations may be further defined in the Zoning By-law.

4.2.4

All commercial development shall be consistent with the City's urban design objectives and policies as set out in this Plan and any supporting implementation studies or documents.

4.2.5

Drive-through facilities may be associated with restaurants, banks and other commercial uses and may be permitted on lands designated for commercial use outside of the Downtown. Provisions to permit and/or regulate drive-through facilities will be included in the Zoning By-law.

4. Amend Section 4.2.3.1 as follows:

4.2.3.1

In order to maintain the Downtown as an active, vibrant City Centre, the City will promote the planned function of the Downtown as the primary and vibrant retail and commercial node in the City. The City will plan and implement appropriate supporting programs to market the Downtown retail area and to promote building and parking

improvements. New development should be permitted which supports and contributes to a focused and successful commercial area.

5. Amendment Section 4.4.2.9 as follows:

4.4.2.9

Should a rezoning of the East City Commercial designation or an expansion to the East City Commercial designation be proposed for the uses listed in Section 4.4.1.1 a) and b) that are less than 465 m² or greater than 1,400 m², the City shall require the following information and studies acceptable to the City:

*Note, the tests outlined in Section 4.4.2.9 also apply to an expansion of the existing Regional Shopping Centre.

6. Amendment Section 4.3 as follows:

4.3

Regional Shopping Centre

The Regional Shopping Centre is a commercial designation that contains the existing Heritage Place Mall and is planned to serve as a location for a range of commercial uses, including retail, entertainment uses and appropriate residential.

4.3.1

Permitted Uses

4.3.1.1 Within the area designated Regional Shopping Centre, a Regional Shopping Centre and accessory uses may be developed.

- a) The Regional Shopping Centre should at a minimum include one or all of the following uses to maintain the function as a regional shopping centre: a Major Department Store, a Supermarket or a Discount/Promotional Department Store;*
- b) The Regional Shopping Centre may permit residential uses, subject to an Official Plan Amendment with appropriate studies, to create a well-balanced and integrated, mixed use commercial centre.*

7. Section 4.3.1.2 a), which outlines the definition of Regional Shopping Centre, should be revised to continue supporting the regional function of Heritage Plan Mall while creating flexibility for the types of uses permitted.

The definition of *Regional Shopping Centre* should be amended as follows:

4.3.2.1(a) *Regional Shopping Centre* – *A group of commercial uses conceived, designed, developed and managed as a single interdependent and inter-related unit intended to serve the City and the surrounding regional market area, including one or all of the following: a Major Department Store, Discount Promotional Department Store, Supermarket and ancillary retail and service uses.*

8. Amendment Section 4.4.2.9.1 as follows:

4.4.2.9.1 Residential uses permitted in Section 4.4.1.1 (c) subject to provision of the following:

- a) Adequate parking for residential and non-residential uses.
- b) Appropriate buffering and/or integration of the residential uses and other permitted uses.
- c) Analysis of land use compatibility considerations, such as noise and traffic.
- d) Implementation of urban design policies and objectives of this Plan.

The Retail and Commercial Policy Review identified that the current policy framework and planned function of the City's commercial nodes are effective in directing commercial and retail growth in the City. There is an opportunity to provide further clarification and direction within the Official Plan policies to help promote the Downtown area while balancing future development in other commercial nodes. The recommendations and proposed updates noted above will be considered and, if still applicable, inserted into the updated draft official plan.

5.6.2 Harbour and Downtown Urban Design / Master Plan Strategy

The Harbour and Downtown Urban Design / Master Plan Strategy (the 'Master Plan Strategy') was completed in 2000 and provides policy guidance and recommendations for a significant portion of the City's core. Despite being prepared almost 20 years ago, the Master Plan Strategy provides several considerations and recommendations that can be included or revised into the updated Official Plan to address current challenges.

The Master Plan Strategy divides the study area into six key areas (**Figure 5**): (1) Downtown River Precinct; (2) Central Downtown Precinct; (3) Inner Harbour; (4) East Harbour; (5) West Harbour; and, (6) South Downtown Precinct. Several recommendations provided in the Master Plan Strategy have been implemented into the six areas mentioned above throughout the past two decades, including the Downtown River Precinct project which began construction in April, 2019.

The updated official plan should reflect on what recommendations have been implemented and identify if they have worked. In situations where policy and recommendations have worked, the updated official plan should build from these and attempt to foster similar strategies in areas that require assistance. The Master Plan Strategy also identifies how interactions between various land uses within the study area should be linked together and expands on what can be done to further enhance the pedestrian realm.

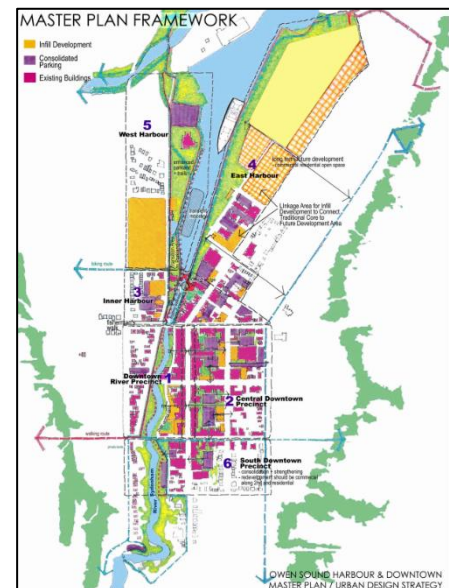


Figure 5 – Owen Sound Harbour & Downtown Urban Design/Master Plan Strategy

5.7 City of Owen Sound Zoning By-law (2010-078)

The City of Owen Sound Zoning By-law (2010-078) was approved in April 2010 and was last amended in December 2019. The Zoning By-law permits the variety of detailed uses within the City's boundary in accordance with the Official Plan Land Designations. Changes to the Zoning By-law can also be used to identify how certain land uses have evolved over the course of the City's existing OP. For example, if certain zoning by-law amendment requests have been made in concentrated areas for similar permitted uses, the review of the Official Plan will consider changes and encourage the desired type of permitted use or development.

The direction from the Official Plan will be implemented through the Zoning By-law on a specific property by property basis and establish cohesion between land use policies in the Official Plan and specific zones in the Zoning By-law to provide a consistency in the municipal planning framework.

6.0 OTHER BEST PRACTICES

Land Use designations and design policies are the foundation of an official plan and reflect the desired location of growth and development. The Town of New Tecumseth and the Town of Midland recently completed Official Plan reviews. Both Town's OP reviews included a series of discussion papers that focused on land use and the design of the Town. The Town of Lincoln OP includes a section regarding NEP policies that simplifies the existing Niagara Escarpment Commission control area and NEP land policies. The following includes key recommendations identified in these discussion papers and OPs for consideration in the City's updated OP.

6.1 Town of New Tecumseth

The Town of New Tecumseth is located in Simcoe County and is located about 40 kilometres north of Toronto. The Town has a population of around 41,000 people and is largely comprised of agricultural land uses with pockets of urban areas scattered throughout. The Town recently completed its Official Plan Review process in 2018 and received approval of the new Official Plan by the County of Simcoe in the summer of 2019.

The Town's OP review process included several discussion papers that focused on growth management through to cultural heritage. Some of the key recommendations in these discussion papers that provide helpful insight include:

- Review existing commercial designations and evaluate their effectiveness in achieving the objectives of the Town and that the policies are updated to reflect: clear roles and objectives; the creation of complete communities; and, the inclusion of mixed use development in commercial areas.
- Add policies to direct the City to facilitate growth in the 'new economy' and support and/or consider creative partnerships towards the creation of innovative work spaces.
- Review housing policies to include a range of housing types and include 'Accessory Apartments' to be consistent with Provincial requirements.
- The Town should update Section 37 height and density policy framework to be consistent with Provincial policy (i.e. Community Benefits Charge).

The recommendations mentioned above should be considered when reviewing the City's current OP policies related to land use and design. The updated OP can build from existing policies and benefit from the creation of new policies where applicable and where needed.

6.2 Town of Midland

The Town of Midland is located on Georgian Bay in Simcoe County and has a population of around 17,000. The Town is similar to Owen Sound in terms of its geographic features, including Midland Bay, the Town's size and overall character as a harbor community. The Town's new Official Plan was adopted by Council on November 20, 2019. Several discussion papers prepared as part of the Town's OP review process included recommendations for land use and design considerations. Recommendations from these discussion papers included:

- The Town should continue to expand and enhance public access to waterfront and support an appropriate land use policy framework to support successful waterfronts by: focusing new intensified development in the Downtown and waterfront area; recognize the waterfront as a major destination with year round urban design features; and, encourage waterfront based economic spin off businesses.
- Ensure lands designated as employment areas are protected from conversion to other designations, to ensure the long-term availability to accommodate employment opportunities.
- Offer innovative land use designations that respond to all forms of the new economy within the evolving economic context of the Town, and leverage the Town's quality of life/place attributes, including: Establish safe and pleasant pedestrian environments; provide attractive streetscapes; provide a range and mix of housing types.
- Provide incentives for niche type land uses that attract investment and economic development opportunities that are unique to the City.
- Use permission within the neighbourhood land use designations be enhanced to consider opportunities for creative industries, home occupations and live/work units.
- The Town should support a full range and mix of housing types and tenures to meet the needs of all residents in various land use designations.
- The Town should implement complete street design wherever possible to enhance pedestrian and cycling movements between land uses and support links to key institutional, commercial or retail areas.

Several of the issues and opportunities reviewed in the Town of Midland's Discussion Papers are applicable to the City of Owen Sound – especially policies related to attracting new and creative economic industries.

6.3 Town of Lincoln

The Town of Lincoln is located in Niagara Region and contains lands that are identified in the NEP. The Province of Ontario, through the Niagara Escarpment Planning and Development Act, provides for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment. Within the NEP Area, development is to be compatible with the natural

environment in accordance with the NEP. The Town's OP adopts a simplified set of policies to ensure development within NEP lands is consistent and conforms to amended NEP policies without requiring a subsequent amendment to the Town's OP.

When preparing the City's updated OP, similar NEP policies such as those used in the Town of Lincoln OP will be prepared to simplify the City's OP and ensure amendments to the NEP are considered when reviewing development proposals.

7.0 RECOMMENDATIONS

The City of Owen Sound is well positioned to accommodate future growth. Several locations throughout the City offer infill opportunities in well developed areas within proximity to amenities and services. The City also has a variety of greenfield and brownfield lands that are available to accommodate residential, commercial, industrial and recreational uses.

Our OP will capitalize on these available lands and identify policies that can encourage creative and innovate uses that reflect how, where and when the City wants to grow. The existing land use designations provide a strong foundation to support future growth and development and offer a diverse range of permitted uses. Our OP can look toward the County OP for direction on how these land uses can be used to accommodate the County's population growth and immigration projections.

Several of the recommendations mentioned in the Town of Tecumseth and Town of Midland discussion papers are also useful topics to consider when reviewing existing City OP policies. Reviewing current commercial and retail policies is also beneficial to ensure the land use designations support the current land uses for which the designation applies.

Current OP policies can be modified to enhance current support of future growth and development while also maintaining the current hierarchy of land use designations and their permitted uses. Efforts should be made to enhance and complement the existing OP framework to strengthen land use designations and encourage development design that is compatible, yet innovative, with the City.

Based on the background documents reviewed, what we heard from the community, Council and City Staff at engagement and visioning sessions, and the policy direction of the Province and the County of Grey, the following is a summary of policy considerations for updates to the City's OP:

1. Consider mapping areas in the City that would provide policy direction for:
 - a. Location for increased intensification and density (ex. Nodes and corridors).
 - b. Locations with prime access to amenities, services, transportation options and natural features and target future development to these areas.
 - c. Locations for 'complete streets' implementation or enhancement.
 - d. Locations that require urban design enhancement and direction to create a compatible and more attractive areas.
 - e. Locations, including vacant areas or greenfields, which can be used to link various areas of the City and accommodate active transit and public transit connections.

2. Review current commercial and retail policies to ensure the existing land use designation is reflective and supportive of the current uses taking place.
3. Strengthen existing policies to encourage development in desired locations and accommodate greater density in areas where existing infrastructure can be utilized.
4. Consider policies that maintain a supply of greenfield and brownfield sites to accommodate a variety of future development, including residential, commercial and institutional.
5. Support policies that encourage net-zero and green energy and include sustainable development practices within building design, landscaping and parking areas.
6. Support new types of residential development (ex. accessory dwelling units) that allow an increased choice of housing type and provide alternatives to traditional housing forms.
7. Consider adding day care as a permitted use in all zones, especially in neighbourhood commercial.
8. Further review existing studies (ex. Harbour and Downtown Urban Design / Master Plan Strategy) to identify what aspects of the plan have worked, why they have worked and how they can be enhanced to continue working.
9. Review potential barriers to attracting growth and development in targeted areas (i.e. Retail Market Study), which may impact the potential for employment uses to operate.
10. Implement recommendations and proposed updates from the Retail and Commercial Policy Review report.
11. Evaluate and implement cash-in-lieu of parkland fee calculations and collect fees to pay for parks, open spaces and other public facilities in accordance with Provincial policies.
12. Review current cash-in-lieu of parkland policies to consider if policies can direct development to certain areas by offering reductions in cash-in-lieu of parkland requirements (i.e. cash-in-lieu of parkland payments are lower in the Downtown area).
13. Review recently released Community Benefit Charge (CBC) policies and consider completing a CBC study and subsequent CBC by-law to collect CBC fees.
14. Include a 'General Development' policy section in the new OP that simplifies the existing Niagara Escarpment Commission control area and NEP land policies. The General Development policy section should identify that development in NEC lands must adhere to the most recent NEP policies.
15. Review the residential density provisions for low, medium and high density residential development. Determine if the permitted densities and dwelling unit types support current development trends and increased densities for residential dwelling types.
16. Review and consider scoping discussion of ADUs and home occupations to allow for Zoning By-law implementation.

The policy considerations mentioned above will help to guide the development and update of current policies in the official plan. In areas where existing land use designations or design policies are mentioned, or where there is a lack of policies relating to certain recommendations discussed above, new policies will be recommended for implementation in the City's new OP.

8.0 NEXT STEPS

This Discussion Paper is one of the Discussion Papers released over the course of the Official Plan Update. These Discussion Papers provide an overview and background on theme-based land use planning matters to help shape future policy.

Your feedback is important to us. The City appreciates your interest and encourages your participation throughout the Official Plan Update process. To submit your comments, please visit the City's website or contact lmurphy@mhbcplan.com or acann@owensound.ca.

Following the release of these Discussion Papers, interested parties will also have opportunities to provide feedback on proposed policy directions and, a future draft of the updated Official Plan.

Appendix A

Legend	
YES	Current OP Policy is consistent with PPS (2020)
County OP	Section applicable to upper-tier municipality (County of Grey)
Update	Current OP policy requires revision to be consistent with PPS (2020) or OP does not contain policy that addresses PPS
NA	Not Applicable (NA)

Owen Sound Official Plan - Provincial Policy Statement (2020) Consistency Analysis

1.0 Building Strong Health Communities				
Policy Section	PPS Policy	Owen Sound Official Plan Policy	Consistency	Consistency Comments
1.1.1 a)	promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;		YES	
1.1.1 b)	accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;	5.1.1.4, 7.6.1.4, 8.2.2.4	Update	Various policies throughout the OP provide direction on affordable residential options. Further direction should be provided for other uses aside from residential.
1.1.1 c)	avoiding development and land use patterns which may cause environmental or public health and safety concerns;	4.12, 7.8.12	Update	Further detail should be provided to policies.
1.1.1 d)	avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;		YES	
1.1.1 e)	promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;	3	YES	Various policies throughout Section 3 of the OP address the areas stated by the PPS.
1.1.1 f)	improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;	3.5, 3.5.1 - 3.5.2.8, City's Accessibility Plan	YES	Various policies throughout the OP, specifically in Section 3.5, provide direction for improved accessibility.
1.1.1 g)	ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;	3.7, 3.7.1-3.7.2.10	YES	Policy 3.7.2.1 specifically states that public services and utilities for current and future needs be provided.
1.1.1 h)	promoting development and land use patterns that conserve biodiversity;	3.1, 3.1.2.2, 7.1.1.1	YES	Policy 3.1.2.2 and 7.1.1.1 specifically state the conservation of biodiversity is promoted.
1.1.1 i)	preparing for the regional and local impacts of a changing climate.		Update	No policy provided for local impact of changing climate.
1.1.2	Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure and, public service facilities and employment areas beyond a 25-year time horizon.	2.1 - update to state 25 years as opposed to 20	Update	Current OP states a time horizon of 20 years.
1.1.3 Settlement Areas				

1.1.3.1	Settlement areas shall be the focus of growth and development	3.3	YES	
1.1.3.2	Land use patterns within settlement areas shall be based on: densities and a mix of land uses which:	3.3.2.6, 3.3.2.7	YES	
a)	efficiently use land and resources	3.7.2.1	YES	
b)	are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;	3.3.2.7	YES	Policy 3.3.2.7 specifically promotes intensification or redevelopment in areas with infrastructure and public service facilities.
c)	minimize negative impacts to air quality and climate change, and promote energy efficiency;	3.1, 3.1.2.10, 7.1.7.1	Update	Policy 7.1.7.1 states that the city shall promote land use and development that supports energy efficiency and improved air quality. Inclusion of climate change is required.
d)	prepare for the impacts of a changing climate;		Update	No policy provided for impact of changing climate.
e)	support active transportation;	6.1.5, 6.1.5.1-6.1.5.7, 7.5.7.4, 3.7.2.3	YES	Section 6.1.5 of the OP states policies relating to the promotion of active transportation.
f)	are transit-supportive, where transit is planned, exists or may be developed; and	6.1.6	YES	Section 6.1.6 provides direction on development and built-up areas that are transit-supportive.
g)	are freight-supportive	4.7.4, 6.1.7 (water transportation)	YES	Section 6.1.2 provides direction on the movement of goods and support of freight movement.
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.	3.7.2.3, 4.1.2.2, 4.2.5.1, 4.7.5.1 6.1.1.9	YES	Various OP policies support this PPS policy.
1.1.3.4	Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.	4.1.2.9, 3.3.2.7, 4.2.2.1, 4.2.5.1, 7.6.1.1, 7.6.2	YES	Various OP policies support this PPS policy.
1.1.3.5	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.	3.2.2.8, 4.1.2, 4.1.2.2, 7.6.1.3 - adjust to 25 years	Update	
1.1.3.6	New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities	3.3.2.3, 3.3.2.6	YES	
1.1.3.7	Planning authorities should establish and implement phasing policies to ensure: a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.	3.2.2.8	Update	OP Policy 3.2.2.8 provides direction on the target density of 25 dwelling units per hectare. Policy

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:	8.2.1.4	YES	OP Policy 8.2.1.4 states that boundary expansions shall address boundary expansions policies of the PPS.
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;		YES	
b)	the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment		YES	
c)	in prime agricultural areas: 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;		YES	
d)	the new or expanding settlement area is in compliance with the minimum distance separation formulae; and		YES	
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.		YES	
1.1.3.9	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. Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided: a) there would be no net increase in land within the settlement areas; b) the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality; c) prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e); 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.			
1.1.4 Rural Areas in Municipalities				
1.1.4.1	1.1.4.1 Healthy, integrated and viable rural areas should be supported by:	4.11, 4.13.3 (Escarpment Lands)	YES	
a)	building upon rural character, and leveraging rural amenities and assets;		YES	
b)	promoting regeneration, including the redevelopment of brownfield sites;		YES	
c)	accommodating an appropriate range and mix of housing in rural settlement areas;		YES	
d)	encouraging the conservation and redevelopment of existing rural housing stock on rural lands;		YES	
e)	using rural infrastructure and public service facilities efficiently;		YES	
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;		YES	
g)	providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets		YES	
h)	conserving biodiversity and considering the ecological benefits provided by nature; and		YES	No prime agricultural lands
i)	providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3		YES	
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.		YES	
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.		YES	
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		YES	
1.1.5 Rural Lands in Municipalities				
1.1.5.1	When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.		YES	

1.1.5.2	On rural lands located in municipalities, permitted uses are:	4.11.1	YES	Section 4.11 of the OP states the permitted uses on rural lands.
	a) the management or use of resources		YES	
	b) resource-based recreational uses (including recreational dwellings);		YES	
	c) residential development, including lot creation, that is locally appropriate;		YES	
	d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;		YES	
	e) home occupations and home industries;		YES	
	f) cemeteries; and		Update	Cemeteries are not identified as a permitted use in the Rural area. Cemeteries are permitted in Open Space lands.
	g) other rural land uses.		YES	
1.1.5.3	Recreational, tourism and other economic opportunities should be promoted.	4.11.2.12	Update	Policy 4.11.2.12 of the OP states that recreation is permitted. Does not mention agri-tourism.
1.1.5.4	Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.	4.11.2.4, 4.11.2.5	YES	Policy 4.11.2.4 of the OP provides provisions for new or expanding uses. Uses must be compatible to adjacent uses and address potential impacts on rural services.
1.1.5.5	Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure	4.11.2.4	YES	
1.1.5.6	Opportunities should be retained to locate new or expanding land uses that require separation from other uses.			
1.1.5.7	Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.	4.11, 4.11.1	YES	
1.1.5.8	New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.		Update	
1.1.6	New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.		N/A	
1.1.6.1	Territory Without Municipal Organization		NA	
1.1.6.2	On rural lands located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings).		NA	
1.1.6.3	Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.		NA	
1.1.6.4	The establishment of new permanent townships shall not be permitted. In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings) shall be permitted. Other uses may only be permitted if:		NA	
	a) the area forms part of a planning area;		NA	
	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		NA	
	c) it has been determined, as part of a comprehensive review, that the impacts of development will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions and or the Province.		NA	

1.2 Coordination				
1.2.1	A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:		YES	
a)	managing and/or promoting growth and development that is integrated with infrastructure planning;	3.3.2.7	YES	
b)	economic development strategies;	7.7.1	YES	
c)	managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;	3.7.2.2	YES	
d)	infrastructure, multimodal transportation systems, public service facilities and waste management systems;	3.7.2.4,	YES	
e)	ecosystem, shoreline, watershed, and Great Lakes related issues;	7.1.1.1	YES	
f)	natural and human-made hazards	7.1.3	YES	
g)	population, housing and employment projections, based on regional market areas;	5.2.6	YES	
h)	addressing housing needs in accordance with provincial policy statements such as the Policy Statement: Service Manager Housing and Homelessness Plans.		Confirm	
1.2.2	Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters		Confirm	
1.2.3	Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.	6.1.11.1	YES	
1.2.4	Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:	Confirm Grey County Policies	County OP	
a)	identify, and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist and informed by provincial guidelines		County OP	
b)	identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes;		County OP	
c)	identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8;		County OP	
d)	where major transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors and stations, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8; and		County OP	
e)	provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries		County OP	
1.2.5	Where there is no upper-tier municipality, planning authorities shall ensure that policy 1.2.4 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities		County OP	
1.2.6 Land Use Compatibility				
1.2.6.1	Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.	4.8.2.1, 4.8.2.4	YES	
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 development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:	4.8.2.2	YES	
a)	there is an identified need for the proposed use	4.8.2.2	YES	
b)	alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;	4.8.2.2	YES	
c)	adverse effects to the proposed sensitive land use are minimized and mitigated; and	4.8.2.2	YES	
d)	potential impacts to industrial, manufacturing or other uses are minimized and mitigated.	4.8.2.2	YES	
1.3 Employment				
1.3.1	Planning authorities shall promote economic development and competitiveness by	4.8, 4.8.1	YES	Section 4.3 of the OP provides direction on employment uses within the City.

a)	providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;		YES	Section 4.3 and Section 4.9 provide policies that permit a mix and range of uses for Employment and Institutional land uses.
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;	4.8.2	YES	Policies in Section 4.8.2 provide direction on the retention of existing employment uses and the attraction of future employment and business uses.
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;		YES	
d)	encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and		YES	
e)	ensuring the necessary infrastructure is provided to support current and projected needs.		YES	
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.		YES	
1.3.2.2	At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area. Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas		Confirm	
1.3.2.3	Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.	4.8.2.2, 4.8.2.4	YES	
1.3.2.4	Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.	4.8.2.6	YES	Policy 4.8.6.2 is directly stated from the PPS.
1.3.2.5	Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following		N/A	PPS Policy 1.3.2.4 is already included in the current OP.
a)	there is an identified need for the conversion and the land is not required for employment purposes over the long term;		N/A	
b)	the proposed uses would not adversely affect the overall viability of the employment area; an		N/A	
c)	existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.		N/A	
1.3.2.6	Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.	4.8.2.6	YES	
1.3.2.7	Planning authorities may plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon	4.8.2.8	YES	
1.4 Housing				

1.4.1	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:	3.3.2.6	YES	Policy 3.3.2.6 specifically states that a broad range and mix of housing is to be accommodated and encouraged.
a)	maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and	7.6.1.1 - update from 10 years to 15 years per PPS, 7.6.1.3	Update	
b)	maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.		Update	
1.4.2	Where planning is conducted by an upper-tier municipality:	Confirm Grey County Policies	N/A	
a)	the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and		N/A	
b)	the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.		N/A	
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:	5.1.1.4	YES	
a)	establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;	7.6.1.4, 7.6.1.6	Update	OP Policy 7.6.1.4 states that the City will establish minimum targets for the provision of housing affordable to low and moderate-income households. OP Policy 7.6.1.6 states that the City will work to implement County affordable housing targets.
b)	permitting and facilitating: 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; and 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;		Update	
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;	4.1.2.2	YES	Policy 4.1.2.2 directs density to be located in areas with hard and soft service capacity as well as collector and arterial roads for medium/high density uses.
d)	promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;	4.1.2.2	YES	Policy 4.1.2.2 b) states that density be allocated in areas with services such as parks, schools, emergency services, transit.
e)	requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and		Update	

f)	establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety	4.1.2.9	YES	
1.5 Public Spaces, Recreation, Parks, Trails and Open Space				
1.5.1	Healthy, active communities should be promoted by:	3.4.2.1, 3.4.2.4	YES	
a)	planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;	7.5.3, 7.5.5.1	YES	
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;	4.10,	YES	
c)	providing opportunities for public access to shorelines; and	4.7.1, 4.7.3.1	YES	
d)	recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.	7.5.2	YES	
1.6 Infrastructure and Public Service Facilities				
1.6.1	Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accomodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:	3.7.2, 3.7.2.1, 3.7.2.2	YES	
a)	financially viable over their life cycle, which may be demonstrated through asset management planning; and	3.2.2.14	YES	
b)	available to meet current and projected needs.	3.7.2.1, 3.7.2.6	YES	
1.6.2	Planning authorities should promote green infrastructure to complement infrastructure.	7.1.10	YES	
1.6.3	Before consideration is given to developing new infrastructure and public service facilities:		YES	
a)	the use of existing infrastructure and public service facilities should be optimized; and	3.3.2.7, 4.1.2.9	YES	
b)	opportunities for adaptive re-use should be considered, wherever feasible.	8.2.2.4	YES	
1.6.4	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.	7.3.2.2	YES	
1.6.5	Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.	3.3.2.7, 3.7.2.1	YES	
1.6.6 Sewage, Water and Stormwater				
1.6.6.1	Planning for sewage and water services shall:			
a)	accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: 1. municipal sewage services and municipal water services; and 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;	6.2.3.1	YES	
b)	ensure that these systems are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. prepares for the impacts of a changing climate; 3. is feasible and financially viable over their lifecycle; and 4. protects human health and safety, and the natural environment;		Update	
c)	promote water conservation and water use efficiency;	7.1.8.1	YES	
d)	integrate servicing and land use considerations at all stages of the planning process; and	4.3.2.4,	Confirm	
e)	be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met	6.2.2.6	Confirm	
1.6.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.	6.2.2.4	YES	
1.6.6.3	Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.	6.2.2.4	YES	

1.6.6.4	Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development. At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.	6.2.2.6	Confirm	
1.6.6.5	Partial services shall only be permitted in the following circumstances: a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts. Where partial services have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in rural areas in municipalities may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In accordance with subsection (a), the extension of partial services into rural areas is only permitted to address failed individual on-site sewage and individual on-site water services for existing development.	6.2.2.6	Confirm	
1.6.6.6	Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.		Confirm	
1.6.6.7	Planning for stormwater management shall:			
	a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;		Confirm	
	b) minimize, or, where possible, prevent increases in contaminant loads;		Confirm	
	c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;		Confirm	
	d) mitigate risks to human health, safety, property and the environment;		Confirm	
	e) maximize the extent and function of vegetative and pervious surfaces; and		Confirm	
	f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.		Confirm	
1.6.7 Transportation Systems				
1.6.7.1	Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.	6.1.1.1	YES	
1.6.7.2	Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.	6.1.1.10	YES	
1.6.7.3	As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.	3.7.2.3	YES	
1.6.7.4	A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.	6.1.1.9, 6.1.1.10	YES	
1.6.8 Transportation and Infrastructure Corridors				
1.6.8.1	Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.	6.1.1.1	YES	
1.6.8.2	Major goods movement facilities and corridors shall be protected for the long term.	6.1.2.1 - 6.1.2.5	YES	

1.6.8.3	Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.		YES	
1.6.8.4	The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.	6.1.1.5, 6.1.1.7, 6.1.5.5	YES	
1.6.8.5	The co-location of linear infrastructure should be promoted, where appropriate.	6.1.3.0.5	YES	
1.6.8.6	When planning for corridors and rights-of-way for significant transportation, electricity transmission, and infrastructure facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.		YES	
1.6.9 Airports, Rail and Marine Facilities				
1.6.9.1	Planning for land uses in the vicinity of airports, rail facilities and marine facilities shall be undertaken so that:			
a)	their long-term operation and economic role is protected; and	6.1.7, 6.1.7.4, 6.1.8, 6.1.9	YES	
b)	airports, rail facilities and marine facilities and sensitive land uses are appropriately designed, buffered and/or separated from each other, in accordance with policy 1.2.6.	6.1.7, 6.1.8, 6.1.9,	YES	
1.6.9.2	Airports shall be protected from incompatible land uses and development by:			
a)	prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP;	6.1.8	YES	
b)	considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and	6.1.8	YES	
c)	discouraging land uses which may cause a potential aviation safety hazard.	6.1.8	YES	
1.6.10 Waste Management				
1.6.10.1	Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. Waste management systems shall be located and designed in accordance with provincial legislation and standards.	6.2.5	YES	
1.6.11 Energy supply				
1.6.11.1	Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems, to accommodate current and projected needs.	7.1.10.4	YES	
1.7 Long-Term Economic Prosperity				
1.7.1	Long-term economic prosperity should be supported by:	3.2	YES	
a)	promoting opportunities for economic development and community investment-readiness;	3.2.2.3, 3.2.2.14	YES	
b)	encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;	7.6.1.1	YES	
c)	optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;	3.2.2.12	YES	
d)	maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets		YES	
e)	encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;	3.2.2.1,	YES	
f)	promoting the redevelopment of brownfield sites;	3.1.2.11, 3.3.2.7, 7.1.6.3, 8.1.5.2	YES	
g)	providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;	6.1.1.9, 6.1.1.10, 6.1.6	YES	
h)	providing opportunities for sustainable tourism development;		Update	
i)	sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agrifood network;	4.11	YES	
j)	promoting energy conservation and providing opportunities for increased energy supply;	7.1.10	YES	
k)	minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and		Update	
l)	encouraging efficient and coordinated communications and telecommunications infrastructure.	6.1.10	YES	
1.8 Energy Conservation, Air Quality and Climate Change				

1.8.1	Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:	3.1.2.10, 7.1.7, 7.1.10	YES	
a)	promote compact form and a structure of nodes and corridors;	7.1.7.1	YES	
b)	promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;	7.1.10.3	YES	
c)	focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;			
d)	focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;			
e)	encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;	6.1.1.9	YES	
f)	promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and	7.1.10.1, 7.1.10.2	YES	
g)	maximize vegetation within settlement areas, where feasible.	4.12.2.4, 7.1.2.2	YES	
2.0 Wise Use and Management of Resources				
	Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits. Accordingly:			
2.1 Natural Heritage				
2.1.1	Natural features and areas shall be protected for the long term.	3.1.1	YES	
2.1.2	The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.	3.1.1, 3.2.1.2,	YES	
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.		Confirm	
2.1.4	Development and site alteration shall not be permitted in:			
a)	significant wetlands in Ecoregions 5E, 6E and 7E1; and	7.1.4.4	YES	
b)	significant coastal wetlands.		N/A	
2.1.5	Development and site alteration shall not be permitted in:			
a)	significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;		N/A	
b)	significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River) ¹ ;	7.1.2.5, 7.1.4.4	YES	
c)	significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River) ¹ ;	7.1.4.4	YES	
d)	significant wildlife habitat;	7.1.4.4	YES	
e)	significant areas of natural and scientific interest; and	7.1.4.4	YES	
f)	coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b)		N/A	
	unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions		N/A	
2.1.6	Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.		N/A	
2.1.7	Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.	7.1.4.4	YES	
2.1.8	Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions	7.1.4.4	YES	
2.1.9	Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.			
2.2 Water				
2.2.1	Planning authorities shall protect, improve or restore the quality and quantity of water by:			
a)	using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;	3.1.2.8	YES	

b)	minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	6.2.4.11	YES	
c)	evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;		Update	
d)	identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;	7.1.2.5, 7.1.3.1, 7.1.4, 7.1.4.4	YES	
e)	maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;	7.1.2.5, 7.1.3.1, 7.1.4, 7.1.4.4	YES	
f)	implementing necessary restrictions on development and site alteration to: 1. protect all municipal drinking water supplies and designated vulnerable areas; and 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;	7.1.12.3	YES	
g)	planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;	7.1.8	YES	
h)	ensuring consideration of environmental lake capacity, where applicable; and			
i)	ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.	3.1.2.7	YES	OP Policy 3.1.2.7 directly states this policy from the PPS
2.2.2	Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.	7.1.4.1	YES	
2.3 Agriculture				
2.3.1	Prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.		Confirm	
2.3.2	Planning authorities shall designate prime agricultural areas and specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time. Planning authorities are encouraged to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.		Confirm	
2.3.3 Permitted Uses				
2.3.3.1	In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.		Confirm	
2.3.3.2	In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.		Confirm	
2.3.3.3	New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.		Confirm	
2.3.4 Lot Creation and Lot Adjustments				
2.3.4.1	Lot creation in prime agricultural areas is discouraged and may only be permitted for:	4.11.2.5	YES	
a)	agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;		YES	
b)	agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;		YES	
c)	a residence surplus to a farming operation as a result of farm consolidation, provided that: 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and		Confirm	
d)	infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.		Confirm	

2.3.4.2	Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons		Confirm	
2.3.4.3	The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c).		Confirm	
2.3.5 Removal of Land from Prime Agricultural Areas				
2.3.5.1	Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 1.1.3.8.		Confirm	
2.3.6 Non-Agricultural Uses in Prime Agricultural Areas				
2.3.6.1	Planning authorities may only permit non-agricultural uses in prime agricultural areas for:		Confirm	
a)	extraction of minerals, petroleum resources and mineral aggregate resources; or		Confirm	
b)	limited non-residential uses, provided that all of the following are demonstrated: 1. the land does not comprise a specialty crop area; 2. the proposed use complies with the minimum distance separation formulae; 3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to accommodate the proposed use; and 4. alternative locations have been evaluated, and i. there are no reasonable alternative locations which avoid prime agricultural areas; and ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.		Confirm	
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.		Confirm	
2.4 Minerals and Petroleum				
2.4.1	Minerals and petroleum resources shall be protected for long-term use.		Update	
2.4.2 Protection of Long-Term Resource Supply				
2.4.2.1	Mineral mining operations and petroleum resource operations shall be identified and protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.		Confirm	
2.4.2.2	Known mineral deposits, known petroleum resources and significant areas of mineral potential shall be identified and development and activities in these resources or on adjacent lands which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:		Confirm	
a)	resource use would not be feasible; or		Confirm	
b)	the proposed land use or development serves a greater long-term public interest; and		Confirm	
c)	issues of public health, public safety and environmental impact are addressed.		Confirm	
2.4.3 Rehabilitation				
2.4.3.1	Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.	4.11.2.9, 4.11.2.10	YES	
2.4.4 Extraction in Prime Agricultural Areas				
2.4.4.1	Extraction of minerals and petroleum resources is permitted in prime agricultural areas provided that the site will be rehabilitated.		Update	
2.5 Mineral Aggregate Resources				
2.5.1	Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.		Confirm	
2.5.2 Protection of Long-Term Resource Supply				
2.5.2.1	As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.		Confirm	
2.5.2.2	Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.		Confirm	
2.5.2.3	Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.		Confirm	

2.5.2.4	Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.		Confirm	
2.5.2.5	In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:		Confirm	
a)	resource use would not be feasible; or		Confirm	
b)	the proposed land use or development serves a greater long-term public interest; an		Confirm	
c)	issues of public health, public safety and environmental impact are addressed		Confirm	
2.5.3 Rehabilitation				
2.5.3.1	Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.	4.11.2.9, 4.11.2.10	YES	
2.5.3.2	Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.			
2.5.3.3	In parts of the Province not designated under the Aggregate Resources Act, rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.			
2.5.4 Extraction in Prime Agricultural Areas				
2.5.4.1	In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition. Complete rehabilitation to an agricultural condition is not required if:	CONFIRM	Confirm	
a)	outside of a specialty crop area, there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;		Confirm	
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;		Confirm	
c)	other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2 and 3 lands; and		Confirm	
d)	agricultural rehabilitation in remaining areas is maximized.		Confirm	
2.5.5 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants				
2.5.5.1	Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.	4.11.2.10	YES	
2.6 Cultural Heritage and Archaeology				
2.6.1	Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	7.2.2.1	YES	OP Policy 7.2.2.1 speaks directly to the conservation of significant built heritage resources and cultural heritage landscapes
2.6.2	Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.	7.2.5.1	YES	OP Policy 7.2.5.1 provides direction on site alteration on lands containing archeological resources.

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.	7.2.5.1	YES	OP Policy 7.2.5.1 provides direction on site alteration on lands adjacent to lands containing archeological resources.
2.6.4	Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.	7.2.3.1	YES	OP Policy 7.2.3.1 contains policies relating to the development of a plan for identification and assessment of heritage resources.
2.6.5	Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.		Update	
3.0 Protection Public Health and Safety				
	Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. Mitigating potential risk to public health or safety or of property damage from natural hazards, including the risks that may be associated with the impacts of a changing climate, will require the Province, planning authorities, and conservation authorities to work together. Accordingly:	4.12.1.1, 7.1.3, 7.1.3.3	YES	
3.1 Natural Hazards				
3.1.1	Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:		YES	
a)	hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;	4.12.1.1	YES	
b)	hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and	4.12.1.1	YES	
c)	hazardous sites.	4.12.1.1	YES	
3.1.2	Development and site alteration shall not be permitted within:			
a)	the dynamic beach hazard;	4.12.1.1	YES	
b)	defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);	4.12.1.1	YES	
c)	areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and	4.12.1.1	YES	
d)	a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.	4.12.1.1	YES	
3.1.3	Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.			
3.1.4	Despite policy 3.1.2, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems:	4.12.2.2	YES	
a)	in those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the approval authority approving such changes or modifications; or		Update	
b)	where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows		Update	
3.1.5	Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:		Update	
a)	an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;		Update	
b)	an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or		Update	

c)	uses associated with the disposal, manufacture, treatment or storage of hazardous substances.		Update	
3.1.6	Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources and Forestry.		Update	
3.1.7	Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:	4.12.2.2	YES	
a)	development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;	4.12.2.2	YES	
b)	vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;	4.12.2.2	YES	
c)	new hazards are not created and existing hazards are not aggravated; and	4.12.2.2	YES	
d)	no adverse environmental impacts will result.	4.12.2.2	YES	
3.1.8	Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.		Update	
3.2 Human-Made Hazards				
3.2.1	Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.	7.1.6.2, 7.1.6.3, 7.1.6.4	YES	
3.2.2	Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.	7.1.2.6, 7.1.6.4	YES	
3.2.3	Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.		Confirm	
4.0 Implementation and Interpretation				
4.1	This Provincial Policy Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after May 1, 2020.		N/A	
4.2	This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.		N/A	
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.		N/A	
4.4	This Provincial Policy Statement shall be implemented in a manner that is consistent with Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.		N/A	
4.5	In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.		N/A	
4.6	The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans. Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.		N/A	
4.7	In addition to land use approvals under the Planning Act, infrastructure may also require approval under other legislation and regulations. An environmental assessment process may be required for new infrastructure and modifications to existing infrastructure under applicable legislation. Wherever possible and practical, approvals under the Planning Act and other legislation or regulations should be integrated provided the intent and requirements of both processes are met.		N/A	
4.8	The Province, in consultation with municipalities, Indigenous communities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.		N/A	
4.9	Municipalities are encouraged to monitor and report on the implementation of the policies in their official plans, in accordance with any reporting requirements, data standards and any other guidelines that may be issued by the Minister		N/A	