

PPS, 2020: New Policies

Provincial Policy Statement (PPS), 2020

- Effective date of May 1, 2020

Increasing Housing Supply & Mix

- Increased land supply requirements:
 - Increase planning horizon from 20 to 25 years to accommodate an appropriate range and mix of land uses
 - Increase housing land supply from 10 to 15 years
 - Continued minimum 3 year serviced residential land supply requirement, but added new policy enabling requirement for up to 5 years supply at upper- and single-tier municipal level
- Update provincial guidance to support land budgeting (i.e. Land Needs Assessment Methodology)
- New policy on transit-supportive development and prioritizing intensification in transit areas
- New requirement to demonstrate that there are not sufficient opportunities to accommodate growth and satisfy market demand before settlement area expansion
- Requiring alignment with Housing and Homelessness Plans and to support municipalities in achieving affordable housing targets
- Added direction on the development of housing to meet current and future housing needs and added reference to housing options and market-based needs
- Increased flexibility to some policies
 - Change in wording from “shall” to “should” related to compact form, mix of uses and densities in new development in designated growth areas, phasing of settlement area policies, and efficient use of planned infrastructure (including the use of transportation demand management strategies)
 - Flexibility to the process for settlement area boundary expansions (e.g. allow minor adjustments subject to specific tests, highlight that study requirements should be proportionate to the size/scale of development)
 - Broadened “public service facilities” and “special needs” definition so policies recognize long-term care homes and adaptable, accessible housing

Protecting the Environment & Public Safety

- Enhanced direction to prepare for impacts of a changing climate (new definition for “impacts of a changing climate”)
- Enhanced stormwater management policies and planning to protect water services and support climate resiliency
- Promote the on-site local reuse of excess soil through planning and development approvals
- Enhanced policies related to natural hazards and include guidance developed by the Province

Reducing Barriers & Costs

- Revised mineral aggregate operations policy to align with *Aggregate Resources Act*
- New policy for planning authorities to engage with Indigenous communities and consider their interests in identifying, protecting and managing cultural heritage resources

Supporting Rural, Northern & Indigenous Communities

- Revised servicing policies that residential development on rural lands includes lot creation that is locally appropriate

Appendix I

New Provincial Policy Statement, 2020

- Revised policy that individual on site services may be used for infilling and minor rounding out of existing development in settlement areas where municipal and communal services are not available, planned or feasible
- New policy promoting assessment of long-term impacts of servicing on health and character of rural settlement areas and feasibility of other forms of servicing during Official Plan review/update
- More flexibility for “infilling and minor rounding out” on partial services, subject to specific tests
- Promote an agricultural systems approach (new definition) to enhance agricultural protections that support the critical agri-food network (new definition) as a significant economic driver
- Enhanced municipal engagement with Indigenous communities on land use planning to help inform decision-making, build relationships and address issues upfront in the approvals process

Supporting Certainty & Economic Growth

- New policy encouraging municipalities to facilitate conditions for economic investment
- New policy that at the time of official plan review or update, assess employment areas in local official plans to ensure appropriate designation
- New policy to support employment areas planned for industrial and manufacturing uses by prohibiting residential uses and limiting other sensitive land uses, while also adding transition to adjacent non-employment uses
- Limits to employment conversions outside of MCR to those not identified as provincially or regionally significant, subject to various criteria
- New policy encouraging the co-location of linear infrastructure

Other Matters

- Aligned policies and definition of cultural heritage with recent changes to the *Ontario Heritage Act*
- Energy supply policies broadened to support a range of energy types and opportunities
- Permit ground mounted solar in prime agricultural and specialty crop areas as an on-farm diversified use (updated definition)

New/Revised Definitions

- **Revised:**
 - Areas of archaeological potential
 - Built heritage resource
 - Conserved landscape
 - Cultural heritage landscape
 - Endangered species
 - Habitat
 - Heritage attributes
 - Major facilities
 - Municipal sewage services
 - Municipal water services
 - Negative impacts (a)
 - On-farm diversified uses
 - Partial services
 - Planned corridors
 - Public service facilities
 - Residential intensification
 - Threatened species
 - Significant (e)
 - Special needs
- **New:**
 - Threatened species
 - Transit-supportive
 - Agricultural System
 - Agri-food network
 - Greenbelt Area
 - Housing options
 - Impacts of a changing climate
- **Deleted:**
 - Provincial and federal requirements (a)