

## Document 1: Provincial Planning Statement 2024 Policy Changes

<p style="text-align: center;"><b>Provincial Planning Statement (PPS) Policy Changes</b></p> <p style="text-align: center;"><b>Bold and underline</b> indicates new text, <del>strikethrough</del> indicates removed text Note: the changes displayed have been modified slightly for legibility. All black text is exact wording from the PPS 2024.</p>	<p style="text-align: center;"><b>Staff Comments</b></p>
<p><b>2.3.4.2 New Settlement Areas and Settlement Area Boundary Expansions</b></p> <p><del>1. 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:</del></p> <p><b>1. <u>In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:</u></b></p> <ul style="list-style-type: none"> <li><del>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;</del></li> <li><del>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;</del></li> <li><b>a) <u>the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;</u></b></li> <li><b>b) <u>if there is sufficient capacity in existing or planned infrastructure and public service facilities;</u></b></li> <li>c) whether the applicable lands <del>do not</del> comprise specialty crop areas;</li> <li>d) the evaluation of alternative locations which avoid prime agricultural areas and, <b><u>where avoidance is not possible, consider there are no</u></b> reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</li> <li>e) <b><u>whether</u></b> the new or expanded settlement area complies with the minimum distance separation formulae <del>and e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible;</del></li> <li>f) <b><u>whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and</u></b></li> <li>g) <b><u>the new or expanded settlement area provides for the phased progression of urban development.</u></b></li> </ul> <p><del>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.</del></p> <p><b>2. <u>Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.</u></b></p>	<p>The implications of these changes were discussed at length in an October 2024 staff report (<a href="#">ACS2024-PDB-PS-0102</a>), where Council approved several recommendations relating to privately-initiated settlement area expansion applications.</p> <p>Section 3.1 of the Official Plan requires amendments to implement the recommendations approved by Council in October and reflect the new direction in the PPS that permits the consideration of settlement area expansions outside of an Official Plan update process.</p>

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<p><b>2.4.2 Major Transit Station Areas</b></p> <ol style="list-style-type: none"> <li>1. <u>Planning authorities shall delineate the boundaries of major transit station areas on higher order transit corridors through a new official plan or official plan amendment adopted under section 26 of the <i>Planning Act</i>. The delineation shall define an area within an approximately 500 to 800- metre radius of a transit station and that maximizes the number of potential transit users that are within walking distance of the station.</u></li> <li>2. <u>Within major transit station areas on higher order transit corridors, planning authorities shall plan for a minimum density target of:</u> <ol style="list-style-type: none"> <li>a) <u>200 residents and jobs combined per hectare for those that are served by subways;</u></li> <li>b) <u>160 residents and jobs combined per hectare for those that are served by light rail or bus rapid transit; or</u></li> <li>c) <u>150 residents and jobs combined per hectare for those that are served by commuter or regional rail.</u></li> </ol> </li> <li>3. <u>Planning authorities are encouraged to promote development and intensification within major transit station areas, where appropriate, by:</u> <ol style="list-style-type: none"> <li>a) <u>planning for land uses and built form that supports the achievement of minimum density targets; and</u></li> <li>b) <u>supporting the redevelopment of surface parking lots within major transit station areas, including commuter parking lots, to be transit-supportive and promote complete communities.</u></li> </ol> </li> <li>4. <u>For any particular major transit station area, planning authorities may request the Minister to approve an official plan or official plan amendment with a target that is lower than the applicable target established in policy 2.4.2.2, where it has been demonstrated that this target cannot be achieved because:</u> <ol style="list-style-type: none"> <li>a) <u>development is prohibited by provincial policy or severely restricted on a significant portion of the lands within the delineated area; or</u></li> <li>b) <u>there are a limited number of residents and jobs associated with the built form, but a major trip generator or feeder service will sustain high ridership at the station or stop.</u></li> </ol> </li> </ol>	<p>The boundaries of MTSA's will require identification on the relevant Official Plan schedules. The boundaries will be based on an approximate 800-metre walking distance from each station as determined by existing and planned pedestrian infrastructure.</p> <p>Minimum planned densities for each MTSA will require identification in Section 3.2 of the Official Plan. MTSA's with lower minimum densities than required by the PPS due to restrictions on development or proximity to a major trip generator (such as a shopping mall or park and ride), may also be identified for the Province to consider.</p>

- Commented [LS1]: Should we include this at this time?
- Commented [FR2R1]: Its fine.

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<p><b>2.8.1 Supporting a Modern Economy</b></p> <p>1. Planning authorities shall promote economic development and competitiveness by:</p> <ul style="list-style-type: none"> <li>a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;</li> <li>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</li> <li>c) <del>facilitating the conditions for economic investment by</del> 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;</li> <li>d) encouraging <del>compact, mixed-use development that incorporates</del> compatible <b>intensification of</b> employment uses <b>and compatible, compact, mixed-use development to support liveable and resilient the achievement of complete</b> communities; and</li> <li>e) <del>ensuring the necessary infrastructure is provided to support current and projected needs</del></li> <li>e) <b>addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.</b></li> </ul> <p>2. <b><u>Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.</u></b></p> <p>3. <b><u>In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.</u></b></p> <p>4. <b><u>Major office and major institutional development should be directed to major transit station areas or other strategic growth areas where frequent transit service is available</u></b></p>	<p>PPS policies have shifted to broadly encourage municipalities to reserve land within employment areas for industrial uses that cannot locate elsewhere, such as manufacturing and warehousing uses.</p> <p>Further, the PPS generally encourages uses that can locate next to sensitive land uses without adverse effects to be directed to strategic growth areas, outside of employment areas. This includes major office and major institutional development. These PPS policies necessitate the City to consider instances where the Industrial and Logistics designation overlaps with Major Transit Station Areas to ensure that the permitted uses reflect the direction of the PPS.</p>

## 2.8.2 Employment Areas

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.
2. Planning authorities shall protect employment areas **that are located** in proximity to major goods movement facilities and corridors, **including facilities and corridors identified in provincial transportation plans, for the** employment **area** uses that require those locations.
3. **Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:**
  - a) **planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;**
  - b) **prohibiting residential uses, commercial uses, public service facilities and other institutional uses;**
  - c) **prohibiting retail and office uses that are not associated with the primary employment use;**
  - d) **prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and**
  - e) **including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.**
4. ~~At the time of the official plan review or update,~~ Planning authorities ~~should~~ **shall** assess **and update** employment areas identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. ~~Employment areas planned for industrial or manufacturing uses shall provide for separation or mitigation from~~ **In planning for employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5** to maintain the long-term operational and economic viability of the planned uses and function of these areas.
5. Planning authorities may ~~permit conversion of~~ **remove** lands from employment areas ~~to non-employment uses through a comprehensive review~~ only where it has been demonstrated that:
  - a. there is an identified need for the ~~conversion~~ **removal** and the land is not required for employment area uses over the long term;
  - b. the proposed uses would not negatively impact the overall viability of the employment area **by:**
    1. **avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;**
    2. **maintaining access to major goods movement facilities and corridors;**
  - c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; **and**
  - d) **the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.**

The policy changes within section 2.8.2 of the PPS reflect the revised “area of employment” definition in the *Planning Act* introduced by Bill 97 in 2023. Employment areas now prohibit retail, commercial, and institutional uses rather than just not being permitted. Further requirements are added with regards to the protection of employment areas, including ensuring they can locate adjacent to major goods movement facilities and corridors.

Transition permissions within industrial designations may be considered to be consistent with the same provisions in the *Planning Act*.

Section 3.5 of the Official Plan requires an update with regards to the removal of employment area lands outside of a comprehensive review subject to certain criteria.

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<p><b>4.3.1 General Policies for Agriculture</b></p> <ol style="list-style-type: none"> <li>1. <u>Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.</u></li> <li>2. <u>As part of the agricultural land base,</u> prime agricultural areas, <u>including specialty crop areas,</u> shall be <u>designated and</u> protected for long-term use for agriculture.</li> </ol>	<p>While provincial guidance on the agricultural systems approach has yet to be finalized, the development of a set of policies based on the guidance issued by the province for the Greater Golden Horseshoe municipalities in 2018 can begin. New policies may be added to protect and support Ottawa's agricultural land and agri-food network.</p>
<p><b>4.3.2 Permitted Uses</b></p> <ol style="list-style-type: none"> <li>4. <u>A principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1.c).</u></li> <li>5. <u>Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:</u> <ol style="list-style-type: none"> <li>a) <u>comply with the minimum distance separation formulae;</u></li> <li>b) <u>are compatible with, and would not hinder, surrounding agricultural operations;</u></li> <li>c) <u>have appropriate sewage and water services;</u></li> <li>d) <u>address any public health and safety concerns;</u></li> <li>e) <u>are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and</u></li> <li>f) <u>minimize land taken out of agricultural production.</u></li> </ol> <p><u>Lots with additional residential units may only be severed in accordance with policy 4.3.3.1.c).</u></p> </li> <li>6. <u>For greater certainty, the two additional residential units that are permitted on a lot in a prime agricultural area in accordance with policy 4.3.2.5 are in addition to farm worker housing permitted as an agricultural use.</u></li> </ol>	<p>Section 9.1.3 will require an update to reflect the PPS direction for the permission of additional residential dwellings within prime agricultural areas.</p>

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<p><b>4.3.5 Non-Agricultural Uses in Prime Agricultural Areas</b></p> <p>2. Impacts from any new or expanding non-agricultural uses <del>surrounding on the</del> agricultural <del>operations and lands are to be mitigated to the extent feasible</del> <b>system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.</b></p>	<p>New policies in the Official Plan may be proposed to establish the requirements for when an agricultural impact assessment is required.</p>
<p><b>6.2 Coordination</b></p> <p>9. Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:</p> <ul style="list-style-type: none"> <li>a) identify and allocate population, housing and employment projections for lower-tier municipalities;</li> <li>b) identify areas where growth and development will be <del>directed</del> <b><u>focused, including strategic growth areas, and establish any applicable minimum density targets;</u></b></li> <li>c) <b><u>identify minimum density targets for growth and development taking place in new or expanded settlement areas, where applicable; and</u></b></li> <li>d) provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.</li> </ul> <p>10. Where there is no upper-tier municipality <b><u>or where planning is not conducted by an upper-tier municipality,</u></b> planning authorities shall ensure that policy 6.2.9 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities.</p>	<p>This policy requires municipalities to identify strategic growth areas, being the areas where growth and development will be focused. The Official Plan already identifies Hubs, Corridors, and the Evolving Neighbourhood Overlay as focus areas for intensification.</p> <p>All existing secondary plans containing Hubs, Corridors, MTSAs, and other identified strategic growth areas may require updates to ensure that intensification in the Official Plan is consistent with new PPS direction.</p>

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<p><b>8: Definitions</b></p> <p><del>Comprehensive review: means</del></p> <p><del>a) for the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.4, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:</del></p> <ol style="list-style-type: none"> <li><del>1. is based on a review of population and employment projections and which reflect projections and allocations by upper tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;</del></li> <li><del>2. utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;</del></li> <li><del>3. is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;</del></li> <li><del>4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;</del></li> <li><del>5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and</del></li> <li><del>6. considers cross-jurisdictional issues.</del></li> </ol> <p><del>b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:</del></p> <ol style="list-style-type: none"> <li><del>1. addresses long-term population projections, infrastructure requirements and related matters;</del></li> <li><del>2. confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2; and</del></li> <li><del>3. considers cross-jurisdictional issues. In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.</del></li> </ol>	<p>While all references to “comprehensive review” have been removed from the PPS, an equivalent definition will likely need to be added to the Official Plan to refer to City-initiated official plan updates in accordance with Section 26 of the <i>Planning Act</i>.</p>