

Subject: Provincial Planning Statement 2024 - Consistency Amendments

File Number: ACS2025-PDB-PS-0043

**Report to Joint Planning and Housing Committee and Agriculture and Rural
Affairs Committee on 18 June 2025**

and Council 25 June 2025

**Submitted on June 9, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services Department**

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Ward: City Wide

**Objet : Déclaration provinciale sur la planification de 2024 – Modifications
pour assurer la cohérence**

Dossier : ACS2025-PDB-PS-0043

**Rapport au Réunion conjointe du Comité de l'urbanisme et du logement et Comité
de l'agriculture et des affaires rurales**

le 18 juin 2025

et au Conseil le 25 juin 2025

**Soumis le 9 juin 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

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Quartier: À l'échelle de la ville

REPORT RECOMMENDATIONS

That Joint Planning and Housing Committee and Agriculture and Rural Affairs Committee, recommend Council:

1. Adopt Official Plan Amendment 46 as presented in Document 1 to this report.
2. Adopt Official Plan Amendment 47, as presented in Document 2 to this report, after written approval is received from the Minister of Municipal Affairs and Housing.
3. Council declare by resolution to the Minister of Municipal Affairs and Housing, as per Section 26 (7) of the *Planning Act*, ensures that Official Plan Amendments 46 and 47 meets the requirements of clauses (1) (a), (b) and (c). 2006, c. 23, s. 13; 2015, c. 26, s. 24 (3).
4. Receive the Consultation Details attached as Document 3.

RECOMMANDATIONS DU RAPPORT

Que le comité mixte formé du Comité de la planification et du logement et du Comité de l'agriculture et des affaires rurales recommande ce qui suit au Conseil :

1. Adopter la modification du Plan officiel 46, telle que présentée dans le document 1 du présent rapport.
2. Adopter la modification du Plan officiel 47, telle que présentée dans le document 2 du présent rapport, après avoir reçu l'approbation écrite du ministre des Affaires municipales et du Logement.
3. Le Conseil municipal déclare par résolution au ministre des Affaires municipales et du Logement, conformément à l'article 26 (7) de la *Loi sur l'aménagement du territoire*, et garantit que les modifications au Plan officiel 46 et 47 répondent aux exigences des clauses (1) (a), (b) et (c). 2006, chap. 23, art. 13; 2015, chap. 26, art. 24 (3).
4. Prendre connaissance des détails de la consultation présentés en pièce jointe comme document 3.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend adoption of Official Plan Amendment (OPA) 46 and 47, for Ottawa's Official Plan to be consistent with the Provincial Planning Statement, 2024 as required by the *Planning Act*; and to implement minor omnibus amendments as per Council direction.

Components

The [Provincial Planning Statement \(PPS\), 2024](#) came into effect on October 20, 2024, replacing the Provincial Policy Statement, 2020. The PPS 2024 provides direction on matters related to land use planning in Ontario and must be implemented through municipal planning policies, such as Ottawa's Official Plan. All municipal planning decisions must be consistent with the PPS 2024.

In addition, direction was provided in March 2023 ([ACS2023-PRE-EDP-0005](#)) for staff to prepare a series of three Official Plan amendment "omnibus" reports for the purposes of implementing the approved Official Plan. The third omnibus of minor amendments is also included.

OPA 46 reflects PPS 2024 introduction of / or changes to, policies for settlement area expansions; strategic growth areas; major transit station areas; employment areas, agriculture; and minor amendments. The specific amendments are detailed in the following Appendices within Document 1:

- Appendix A: Volume 1 Amendments
- Appendix B: Volume 2 Amendments
- Appendix C: Omnibus 3 Amendments
- Appendix D: Schedule Additions or Replacements
- Appendix E: Schedule Amendments
- Appendix F: Annex Additions

OPA 47 adds a list of information or materials, commonly referred to as "studies", that Council may require to consider applications for an Official Plan amendment, Zoning By-law amendment, Site Plan Control, Draft Plan of Subdivision, and/or Consent to sever land. The list of studies of one of the changes to the *Planning Act* that Bill 17, the

Protect Ontario by Building Faster and Smarter Act, 2025 is proposing at the time of writing of this report.

Public Consultation / Input

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan amendments.

Additional Public Consultation / Input was taken in accordance with the *Planning Act*, for a Section 26 Amendment, to ensure the Official Plan is consistent with a provincial policy statement, such as the PPS 2024.

Further details can be found in Document 3: Consultation Details.

RÉSUMÉ

Recommandation du personnel

Le personnel des services d'urbanisme recommande l'adoption des modifications 46 et 47 du Plan officiel (MPO), afin que le Plan officiel d'Ottawa soit conforme à la Déclaration provinciale sur la planification de 2024, comme l'exige la *Loi sur l'aménagement du territoire*, et afin d'effectuer des modifications mineures de portée générale, conformément aux orientations du Conseil.

Éléments

En vigueur depuis le 20 octobre 2024, la [Déclaration provinciale sur la planification \(DPP\), 2024](#) a remplacé la Déclaration de principes provinciale de 2020. La DPP de 2024 donne des orientations sur les questions se rapportant à la planification du territoire en Ontario qui doivent être mises en œuvre par l'entremise de politiques municipales de planification, comme le Plan officiel d'Ottawa. Toutes les décisions de planification des municipalités doivent respecter la DPP de 2024.

De plus, on a demandé au personnel en mars 2023 ([ACS2023-PRE-EDP-0005](#)) de préparer une série de trois rapports de modification générale du Plan officiel, afin de mettre en œuvre le Plan officiel approuvé. Le troisième rapport général des modifications mineures est également inclus.

La MPO 46 reflète la mise en œuvre ou la modification des politiques de la DPP de 2024 relatives à l'élargissement des zones de peuplement, aux zones de croissance stratégique, aux zones de grande station de transport en commun, aux secteurs

d'emploi, à l'agriculture et aux modifications mineures. Les modifications spécifiques sont détaillées dans les annexes suivantes du document 1 :

- Annexe A : modifications du Volume 1
- Annexe B : modifications du Volume 2
- Annexe C : modifications de portée générale 3
- Annexe D : ajouts ou remplacements d'annexe
- Annexe E : modifications à apporter à l'annexe
- Annexe F : ajouts à l'annexe

La MPO 47 ajoute une liste de renseignements ou de documents, communément appelés « études », que le Conseil peut exiger pour examiner les demandes de modification du Plan officiel, de modification du Règlement de zonage, de réglementation du plan d'implantation, d'ébauche de plan de lotissement ou de demandes d'autorisation de morcellement de terrain. La liste des études est l'une des modifications de la *Loi sur l'aménagement du territoire* que le projet de loi 17, la *Loi de 2025 pour protéger l'Ontario en construisant plus rapidement et plus efficacement*, propose au moment de la rédaction du présent rapport.

Consultation et commentaires du public

La publication de l'avis et la consultation publique se sont déroulées conformément à la Politique d'avis et de consultation publique approuvée par le Conseil municipal pour les modifications du Plan officiel.

Une consultation publique supplémentaire a été organisée, et des commentaires ont été recueillis conformément à la *Loi sur l'aménagement du territoire*, dans le cadre d'une modification apportée à l'article 26, pour assurer la conformité du Plan officiel à une Déclaration de principes provinciale, telle que la DPP de 2024.

Plus de précisions figurent dans le document 3 : détails de la consultation.

BACKGROUND

The [Provincial Planning Statement \(PPS\), 2024](#) came into effect on October 20, 2024, replacing the Provincial Policy Statement, 2020. The PPS 2024 provides direction on matters related to land use planning in Ontario and must be implemented through municipal planning policies, such as Ottawa's Official Plan. All municipal planning

decisions must be consistent with the PPS 2024; therefore, staff have initiated a review of the Official Plan to determine any amendments that may be required. On April 16, 2025 staff brought forward a report to Joint Planning and Housing Committee and Agricultural and Rural Affairs Committee ([ACS2025-PDB-PS-0015](#)) where staff were directed to draft amendments relating to planning matters described in that report and begin the consultation process.

In anticipation of the PPS coming into effect, Council approved a new process for privately-initiated Official Plan amendment applications for urban and village area boundary expansion on October 16, 2024 ([ACS2024-PDB-PS-0102](#)), as a result of the PPS 2024 and *Planning Act* changes through Bill 185 to facilitate the submission of settlement area expansion applications. This report includes amendments that seek to implement the approved Council direction from the 2024 report and reflect the new settlement area policies in the PPS 2024.

In addition, direction was provided in March 2023 ([ACS2023-PRE-EDP-0005](#)) for staff to prepare a series of three Official Plan Amendment “omnibus” reports for the purposes of implementing the approved Official Plan. Council has since adopted the Omnibus 1 ([ACS2023-PRE-EDP-0043](#)) and Omnibus 2 ([ACS2024-PDB-PS-0087](#)) Official Plan Amendments. To streamline the consultation process, the third omnibus of minor amendments will also be included with the consultation and consideration of PPS 2024 related amendments. At the Joint Planning and Housing Committee and Agriculture and Rural Affairs Committee on April 16, 2025, staff were directed to draft amendments relating to the planning matters described in that report and to begin the consultation process and return to Joint Planning and Housing Committee and Agriculture and Rural Affairs Committee with recommended amendments. The purpose of this report is to provide the staff recommended amendments that are consistent with the PPS 2024 and the direction received by Joint Committee.

DISCUSSION

1. OPA 46

OPA 46 is categorized into three groups of amendments.

1. Provincial Planning Statement, 2024 Consistency Volume 1 Amendments
2. Provincial Planning Statement, 2024 Consistency Volume 2 Amendments
3. Omnibus 3 Amendments

The new Provincial Planning Statement (PPS), 2024 includes a significant number of changes from the Provincial Policy Statement, 2020; some of which are more impactful to Ottawa than others. Many of the changes do not necessitate an amendment to Ottawa's Official Plan, either because the Official Plan already satisfies the policies, the policies are not applicable to Ottawa, or the policies are better reflected in another policy document.

The proposed text amendments for PPS 2024 Consistency to the Official Plan are attached as Appendix A and B of Document 1 and schedule amendments / additions / replacements are attached as Appendix D and E.

1.1 Provincial Planning Statement, 2024 Consistency Volume 1 Amendments

The proposed amendments to implement the revised policies are generally related to one of the following subjects:

1. Settlement area expansions;
2. Strategic growth areas;
3. Major transit station areas;
4. Employment areas;
5. Agriculture; and
6. Minor Amendments.

1.1.1 Settlement Area Expansions

The PPS 2024 no longer requires that settlement area expansions occur through a comprehensive Official Plan review. In addition to permitting settlement area boundary expansions outside of the comprehensive review process, the PPS 2024 also revised the considerations for the evaluation of potential settlement area expansions.

Although section 3.1 of the Official Plan already establishes many of the new considerations for the identification of new settlement areas, staff propose to replace section 3.1 in its entirety to add and amend policies relating to settlement area boundary expansions, including and the following:

- Add policies for privately-initiated urban or village expansion applications;

- Establish that private applications for settlement area expansion may only be considered where the City does not have sufficient land for 15 years of residential growth;
- Clarify the process for updates to the time horizon of the Official Plan and the associated population, housing, and employment projections; shall only occur through an Official Plan update under Section 26 of the *Planning Act*. This is necessary to ensure that one single set of growth projections is used to update the corresponding City master plans through a single holistic and orderly process.
- Clarify that consideration of urban area and/or village expansion to accommodate the growth projections between the 15-year minimum to the end time horizon of the Official plan should occur through a Section 26 Official Plan update so that a single comparative process identifies the lands best suited to implement the strategic directions of this Plan and is cost efficient. However, applications for urban area or village expansions may be considered, in between comprehensive Official Plan updates, to maintain the 15-year minimum of residential development opportunities.
- Clarify that the PPS is a minimum standard and that the City is going above and beyond to protect agricultural and aggregate industries and the natural heritage system by continuing not to permit settlement area expansion in lands designated Agricultural Resource Area, certain parts of the Natural Heritage System, lands within 300 metres from Sand and Gravel Resources and 500 metres from a Bedrock Resources.
- Add policies for the consideration of settlement area expansions outside of Official Plan updates through Section 26 of the *Planning Act*, which include:
 - That the required infrastructure and public service facilities (such as schools, hospitals, emergency services) must have sufficient capacity to support proposed expansions and are financially viable over their lifecycle;
 - Requiring that, where there is insufficient capacity in the required infrastructure or public service facilities, the applicant must fund the entire cost of the necessary upgrades;
 - Clarifying that lands must be evaluated according to how their location helps achieve the strategic directions of the Official Plan;

- Adding that lands must avoid or, where avoidance is not possible, minimize and mitigate impacts on the agricultural system;
- Adding that proposed expansions must maintain a contiguous settlement area; and
- Adding a new policy specifying that the Future Neighbourhood Overlay will be applied to any new land added to a settlement area.

The PPS 2024 and *Planning Act* changes through Bill 185 that facilitate urban area and village boundary expansions also leads to an adjustment to Policy 8) in Section 3.4, commonly referred to as the “country lot swap policy”, which currently permits approved country lot subdivisions to relocate adjacent to a village boundary. The intent of this policy was to encourage approved country lot subdivisions, which are no longer permitted by the Official Plan, to locate closer to the services and amenities in built-up village areas. Now that village expansions may be considered through private Official Plan Amendment applications, this policy could inadvertently have the effect of circumventing village expansion policies, providing challenges if a review of sufficient municipal infrastructure capacity is required for a serviced village. However, there is still benefit in allowing a privately serviced country lot subdivision to relocate to abut a village boundary or to be clustered adjacent to existing country lot subdivisions that are on private services. Proposed amendments to this policy now reflects that relocated country lot subdivisions shall be on private services.

1.1.2 Strategic Growth Areas

The amendments propose renaming Section 3.2 to Growth within the Urban Built-up Area and adding two new subsections: 3.2.1 Strategic Growth Areas and 3.2.2 Major Transit Station Areas (MTSAs) and Protected Hubs as Protected Major Transit Station Areas (PMTSAs). The current Section 3.2 Supporting Intensification is renumbered to subsection 3.2.3.

New section 3.2.1 Strategic Growth Areas clarifies the intent of the current Official Plan where Hub and Corridor designations, which include both Mainstreets and Minor Corridors, are strategic growth areas to accommodate new mid-rise and high-rise growth through intensification. These designations are currently shown on the B-series schedules of the Official Plan with the built form heights varying by transect within Volume 1 of the Official Plan. As a strategic growth area, these designations should provide more potential and/or housing choices than other areas, consistent with the PPS. As such, when reviewing the Hub, Mainstreet, and Minor Corridor designations as

strategic growth areas, staff reviewed secondary plans and area-specific policies to determine if these designations maintained the intent of being strategic growth areas or were limited growth potential on similar levels to adjacent areas. Staff made efforts to be consistent in applying the similar permissions for strategic growth areas throughout the city while also applying the transition policies in section 4.6 of the Official Plan including the same interpretation for transition that staff is currently using in draft 2 of the new Zoning By-law. As a result, staff have reduced proposed heights in some secondary plans due to transition implications from the existing lot fabric.

1.1.3 Major Transit Station Areas

The PPS 2024 introduced new policies requiring municipalities to delineate the boundaries of Major Transit Station Areas (MTSAs), which are described as a 500- to 800-metre radius area surrounding a current or planned higher order transit station and that maximizes the number of transit users within walking distance of the station. “Higher order transit” is defined as transit operating in partially or completely dedicated rights-of-way, including light rail or bus rapid transit. Municipalities are also required to identify minimum density targets for each MTTSA, with a minimum of 160 people and jobs per hectare applying to MTSAs serviced by light rail or bus rapid transit. Given the high number of existing and planned light rail or bus rapid transit stations, Ottawa will need to identify many new MTSAs, which are shown on Document 1, Appendix D, Schedule C1. The boundaries of the MTSAs were established based on an 800-metre walking distance from the transit station on existing and planned pedestrian infrastructure.

MTSAs are to be distinguished from the PMTSAs that are currently identified in Ottawa’s Official Plan, which correspond to provisions in the *Planning Act* that permit municipalities to identify these areas for the implementation of inclusionary zoning policies. The Official Plan currently identifies 25 PMTSAs, most of which are also designated as Hubs and have boundaries that reflect the areas with strong opportunities for high-rise development, and the inclusion of affordable housing. Some of the current PMTSAs do not adhere to the boundary or density requirements in the PPS 2024. In order to simply this overlap, the following is proposed:

- In policy, identify Protected Hubs as being the Hubs that are currently shown as PMTSAs.
- Tallwood / Knoxdale is not a Hub and will no longer be considered a PMTTSA or Protected Hub.

- Jeanne d'Arc and Trim are currently not Hubs but are identified as PMTSAs. Amendments to the Orléans Corridor Secondary Plan identifies the Station Core designation within the Secondary Plan as a PMTSA.
- Sherbourne and New Orchard currently are not PMTSAs. However, the Station Area designation within the Sherbourne and New Orchard Secondary Plan are proposed to be the delineation of a PMTSA.
- Schedule C1 will show MTSA's rather than PMTSAs and will be renamed C1 – Major Transit Station Areas. PMTSAs are now identified as Protected Hubs on the B-series schedule in Volume 1.
- Schedule B Series of maps will remove the overlapping Evolving Neighbourhood Overlay within a Hub boundary.

In the circulated draft amendments, some MTSA's surrounding transit stations without funding were identified as "future MTSA's" with their applicable 800 metre radius. Staff did not propose any density requirements or other policies associated with these future MTSA's, just to identify potential future MTSA locations. Feedback from the consultation period indicated confusion and the perception that these future MTSA's also proposed minimum density targets. Staff propose that instead of identifying potential future MTSA's in the Official Plan, a new MTSA would be added to Schedule C1, by means of an official plan amendment, when funding for those stations has been secured and the planning is advanced enough to have a high degree of certainty on the station location.

There are six Hubs that are not currently within PMTSAs and are proposed to remain as Hubs rather than Protected Hubs as they are without funded higher-order transit stations and/or sufficiently advanced planning to determine their locations with a high degree of certainty.

In addition to distinguishing between Hubs and Protected Hubs in the policy changes noted above and to establish MTSA policies that are distinct from Hubs and Protected Hubs the following amendments are also proposed:

- For Section 3.2, Table 3a: staff propose to introduce Minimum Target Density and total Target for each MTSA for people and jobs; indicate whether a MTSA is also a Protected Hub; and show the minimum density targets by designation for number of dwellings.
- Modify Section 6.1.2 of Volume one to set out the direction for Protected Hubs in addition to Protected Major Transit Station Areas.

The minimum density targets for each MTSA are identified in a revision to the current Table 3a, as assigned by the PPS for light-rail or bus rapid transit of being 160 people and jobs per hectare, which averages to about 14,500 people jobs within an MTSA catchment area in Ottawa. To achieve these target transit riders, staff recommend that most growth is allocated to any strategic growth area designations within an MTSA, being Hubs and Corridors, and that Neighbourhood designations continue to play their current role within Volume 1 to accommodate growth. Current Tables 3a and 3b have been revised so that large household dwelling requirements and targets are now established in a new Table 2b, Table 3a establishes MTSA ridership targets and minimum density targets by designation, and Table 3b establishes minimum density targets by designations outside of MTSA.

The PPS 2024 permits municipalities to request that the Minister of Municipal Affairs and Housing approves a lower minimum density target if development is severely restricted in the MTSA or if the MTSA contains a major trip generator, such as a park-and-ride or a shopping mall. As a result, some MTSA have a target that is lower than the requirement of 160 people and jobs per hectare if the target was not appropriate due to those two circumstances described by the PPS. More information about each MTSA is provided in Document 4: Details of each Major Transit Station Area.

Staff wish to highlight that the density targets are area-wide density targets, meaning properties within MTSA will not necessarily see an increase in development permissions to match the density target. Volume 1 of the Official Plan provides sufficient permissions through strategic growth areas such that most MTSA will achieve their density targets through permissions provided through Hub and Corridor designations. However, some secondary plans that are within MTSA require amendments to achieve the density target, particularly the secondary plans for Sherbourne-New Orchard, Richmond Road-Westboro Secondary Plan, and Alta Vista-Faircrest Heights-Riverview Park. Staff propose amendments to these secondary plans to help the applicable MTSA achieve their density targets while trying to retain the overall intent of the secondary plan.

1.1.4 Employment Areas

In 2023, the Province amended the “area of employment” definition in the *Planning Act* through Bill 97, and the PPS 2024 policies for “employment areas” have been adjusted accordingly. The amended definition significantly scopes down the types of uses permitted in employment areas and now explicitly prohibits retail, commercial, or institutional uses.

The PPS 2024 has also introduced further protections for employment areas, such as requirements to ensure the long-term economic viability of those areas and directing sensitive land uses outside of employment areas. However, municipalities are now permitted to consider conversions of employment areas outside of a comprehensive review, which was previously not permitted. The PPS 2024 establishes the criteria that must be evaluated for such conversions. As such, the policies in Section 3.5 of the Official Plan are proposed to be amended to establish the criteria for these conversions, including the requirement for applicants to demonstrate that there is a sufficient land to accommodate projected employment needs.

In the Official Plan, the Industrial and Logistics and the Rural Industrial and Logistics designations are considered employment areas for the purposes of the PPS 2024. Although these designations reflect many of the new policies, only minor amendments are required to be consistent with the new policy direction.

1.1.5 Agriculture

One major change in the new Provincial Planning Statement is a policy requiring municipalities to use an “agricultural systems approach” in their planning policies. This is a requirement that has applied to the Greater Golden Horseshoe municipalities since 2020 but is now applicable across the province. The provincial guidance on this policy has yet to be finalized, however, guidance documents had been previously produced for the Greater Golden Horseshoe and were referenced in the creation of the draft amendments.

The agricultural systems approach consists of two key components: protection of the agricultural land base and support for the agri-food network. The agricultural land base includes prime agricultural areas (where lands with high quality soil predominate) and areas with lower soil quality that are actively being used for agriculture, while the agr-food network includes elements important to the agri-food sector, such as distributors, markets, and infrastructure.

To implement the new agricultural systems approach, a new subsection is added to Section 4 of the Official Plan to reflect the city-wide nature of the agricultural system. The new subsection includes the following additions:

- Defining Ottawa’s agricultural land base and requiring that it remains geographically contiguous;

- Requiring that new non-agricultural uses in the agricultural land base or adjacent to major elements of the agri-food network must minimize impacts on the agricultural system;
- Encouraging uses and initiatives that protect and support Ottawa's agri-food network;
- Introducing requirements for agricultural impact assessments, which are needed to demonstrate how impacts on the agricultural system are avoided or minimized.

The Agricultural Resource Area in Ottawa's Official Plan aligns with the province's definition of prime agricultural areas; therefore, no redesignation of land is required. The Official Plan's policies on Agricultural Resource Areas are largely compliant with the PPS 2024, however the following amendments are proposed for greater consistency:

- Revising the policy permitting the removal of lands designated Agricultural Resource Area as part of settlement area expansion during a comprehensive review;
- Removing a policy permitting the removal of lands within the Agricultural Resource Area designation outside of a comprehensive review, given such removals are prohibited by the Province;
- Revising the policies and conditions on residential uses within the Agricultural Resource Area policies.

Another change in the PPS is the permission of three dwelling units on a prime agricultural lot, under certain parameter. Currently a lot in the Agricultural Resource Area could have one principal dwelling unit and one additional dwelling unit. Section 9.1.3 Policy 1 has been revised to reflect that two additional dwelling units are now permitted under certain parameters. At least one of those additional dwelling units must be within or attached to the principal dwelling.

Beyond the Official Plan, the City will continue to support and strengthen Ottawa's agricultural system through initiatives such as the Rural Economic Development Strategy and the Climate Change Master Plan.

1.1.6 Minor Amendments

Some of the changes introduced by the new Provincial Planning Statement necessitate minor amendments to the Official Plan. Among these amendments are the following changes:

- Adding references to “complete communities” in various policies to reflect provincial wording;
- Clarifying policies on when transect and overlay boundaries can be modified;
- Implementing provincial policies on when minimum density targets are to be established and reviewed;
- Adding policies requiring the City to collaborate with school boards and post-secondary institutions on planning matters;
- Identifying Hubs, Corridors, and MTSAs as “strategic growth areas” for the purposes of the Provincial Planning Statement;
- Adjusting the definitions in the Official Plan to reflect new, removed, and revised definitions in the Provincial Planning Statement.

1.2 Provincial Planning Statement, 2024 Consistency Volume 2 Amendments

1.2.1 Secondary Plan Amendments

Stemming from the proposed amendments to Volume 1 of the Official Plan, staff reviewed secondary plans to ensure consistency with the PPS 2024 and with Volume 1 of the Official Plan. The majority of the secondary plan amendments are proposed as a result of policies relating to strategic growth areas and Major Transit Station Areas (MTSAs).

Where a secondary plan is within a major transit station area, staff reviewed the secondary plan to determine whether it provided sufficient permissions to achieve the density target for the MTSA within the horizon of the Official Plan. Of the secondary plans within MTSAs, many have existing densities that meet or exceed the density targets, while most of the remaining secondary plans permit sufficient density to meet the applicable targets without amending the existing policies. However, there are some secondary plans that are currently too restrictive to achieve the density targets for the overlapping MTSAs, those being:

- Pleasant Park MTSA, which overlaps with the Alta Vista – Faircrest Heights – Riverview Park Secondary Plan;
- Kichi Sibi MTSA and Westboro MTSA, which both overlap with the Richmond Road / Westboro Secondary Plan; and

- Sherbourne MTSA and New Orchard MTSA, which overlaps with the Sherbourne and New Orchard Secondary Plan.

In addition, staff propose the addition of minimum density targets within the land use designations of the Orléans Corridor Secondary Plan as Schedule B8 in Volume 1 does not identify Hub designations around the Jeanne d'Arc, Convent Glen, or Trim MTSA's; however, the secondary plan identifies additional land uses around these stations, such as Station Core and Station Periphery. Staff also propose that the Station Core designation within the Secondary Plan are also protected major transit station areas.

The proposed amendments to those three secondary plans are the result of an analysis of the corresponding strategic growth area designations in Volume 1 and how they are applied within each secondary plan that also considered its intent, the context of the area, and sites suitable for a consistent application of the transition policies in the Official Plan. The objective is to increase opportunities to accommodate the minimum density targets within the strategic growth areas rather than increasing permissions within Neighbourhoods beyond what is contemplated in Volume 1.

In addition to the MTSA-related amendments, all urban secondary plans were reviewed to ensure the strategic growth areas (Hubs and Corridors) identified in Volume 1 of the Official Plan had permissions in the secondary plan that were generally consistent with the policies in Volume 1 of the Official Plan. Primarily, staff were looking to ensure that secondary plans permitted greater densities and a broader mix of uses in Hubs and Corridors than the adjacent Neighbourhood designations. The secondary plans were also reviewed to ensure they reflected the general intent of Volume 1 of the Official Plan, particularly with regards to the policies on intensification and 15-minute neighbourhoods, while also considering the existing lot fabric for transition and the overall intent of the original secondary plan. This resulted in amendments proposed for the following secondary plans:

- Alta Vista – Faircrest Heights – Riverview Park Secondary Plan;
- Carleton Heights Secondary Plan;
- Central and East Downtown Core Secondary Plan;
- Old Ottawa East Secondary Plan;
- Rockcliffe Park Secondary Plan; and
- Stittsville Main Street Secondary Plan.

The amendments to these secondary plans largely focus on increasing height permissions on lands designated Hub or Corridor in Volume 1 where the secondary plan restricts heights to four storeys. The specific amendments that are proposed aim to preserve the general intent and density distribution of the secondary plans as much as possible, while bringing the plans closer into alignment with the intent of these strategic growth areas in Volume 1 of the Official Plan.

The proposed amendments to Volume 2A of the Official Plan are attached as Appendices B, D and E of Document 1. A summary of amendments by secondary plan can be found in Document 5: Summary of Amendments by Secondary Plan.

1.3 Omnibus 3 Amendments

In addition to the PPS Consistency amendments, further minor amendments are proposed to correct errors, clarify intent, or resolve inconsistencies within the Official Plan. The main purpose of including these amendments was to use this amendment as an efficient opportunity to address implementations of the new Zoning By-law and minor housekeeping items.

The proposed Omnibus 3 amendments to the Official Plan are attached as Appendix C, E and F of Document 1.

2. OPA 47

OPA 47 adds a list of information or materials, commonly referred to as “studies”, that Council may require to consider applications for an Official Plan amendment, Zoning By-law amendment, Site Plan Control, Draft Plan of Subdivision, and/or Consent to sever land, and associated policies attached as Document 2. The list of studies is one of the changes to the *Planning Act* that Bill 17, the Protect Ontario by Building Faster and Smarter Act, 2025 is proposing at the time of writing of this report. One of these changes is that written approval is required from the Minister before adopting an amendment that adds, amends, or revokes the list of information or materials that can be requested for the above applications. Therefore, staff recommend separating the addition of the list of studies into a separate official plan amendment, being OPA 47, so that the amendment can be adopted at a future and separate Council meeting after written approval from the Minister is received.

Provincial Planning Statement

Staff is of the opinion that the proposed amendments updates, the Official Plan to be consistent with the Provincial Planning Statement 2024.

RURAL IMPLICATIONS

One major change in the new Provincial Planning Statement is a policy requiring municipalities to use an “agricultural systems approach” in their planning policies. To implement the new agricultural systems approach, a new subsection has been added to the Official Plan to reflect the city-wide nature of the agricultural system. It is anticipated that the agricultural system approach will aid in the City’s ability to maintain and enhance the agricultural land base and support the long-term prosperity of the agri-food network.

The Province has also added the ability for three dwelling units on a lot in the Agricultural Resource Area, under specific circumstances. Previously one principal dwelling unit and one additional dwelling unit was permitted. The PPS 2024 now allows two additional dwelling units.

CONSULTATION

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan amendments.

Additional Public Consultation / Input in was taken in accordance of the *Planning Act* for Section 26 Amendment to ensure the Official Plan is consistent with a provincial policy statement.

Refer to Document 3: Consultation Details

COMMENTS BY THE WARD COUNCILLOR(S)

This section does not apply as this is a City-wide report.

LEGAL IMPLICATIONS

An official plan amendment adopted by a municipality pursuant to the provisions of the Planning Act, sections 17 and 26 is subject to approval by the Minister of Municipal Affairs and Housing but, subject to comments below, is not subject to appeal to the Ontario Land Tribunal. The Minister may confer with any person or public body that it considers may have an interest in the plan. The Minister also may approve, modify and approve as modified or refuse to approve the official plan amendment or part of the official plan amendment. While an official plan amendment adopted pursuant to the *Planning Act*, sections 17 and 26 is not subject to appeal to the Ontario Land Tribunal, the Minister does have the authority to refer all or a portion of the amendment to the

Ontario Land Tribunal for either a recommendation or a decision. In the event that a person, which would include the City of Ottawa, wishes to challenge the decision of the Minister in respect of the official plan, it would be necessary to seek judicial review in Divisional Court. It is the opinion of Legal Services that the necessary steps for the adoption of the official plan amendments have been observed.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

The changes to the Provincial Planning Statement that allow expansion of the urban boundary outside of the more customary five-year Official Plan review / Infrastructure Master Plan update process poses challenges for the orderly planning, funding, and implementation of trunk services required to support growth. The Infrastructure Master Plan will continue to be updated on a five-year frequency. The planning, timing, and implementation of trunk water and wastewater services as planned in the Infrastructure Master Plan results generally in 10 years or more of available servicing capacity on a rolling basis. Where ad hoc additions to the urban boundary occur, the Infrastructure Master Plan includes guidelines for preparing Master Servicing Studies to guide formulation of area specific servicing needs, which will be factored when the Infrastructure Master Plan is updated.

FINANCIAL IMPLICATIONS

The Official Plan, including amendments, informs the development of long-range financial plans. Proposed capital projects are subject to Council approval through the annual budget processes and in accordance with long-range financial plans and current and future development charge background studies.

Additions related to settlement area boundary expansions where there is insufficient capacity in the required infrastructure or public service facilities, the applicant must fund the entire cost of the necessary upgrades

ACCESSIBILITY IMPACTS

The Accessibility Advisory Committee was circulated the proposed amendments for this report and no comments were provided. There are no accessibility impacts associated with this report, however, public consultation prior to the tabling of the proposed amendments will be conducted in accordance with all applicable corporate and provincial accessibility requirements and policies.

INDIGENOUS GENDER AND EQUITY IMPLICATIONS

The Planning, Development, and Building Services Department (PDBS) has reached out to the Anishinabe Host Nation and local indigenous communities to provide information on the draft Provincial Planning Statement Consistency Official Plan Amendment (OPA).

While PDBS has not received any request from the communities, we continue to work with the Host Nation and local indigenous communities to build the communities capacity to engage with the City of Ottawa on all projects of interest.

TERM OF COUNCIL PRIORITIES

[2023-2026 Term of Council Priorities:](#)

- A City that has affordable housing and is more liveable for all;
- A City with a diversified and prosperous economy.

SUPPORTING DOCUMENTATION

Document 1: Details of Recommended Official Plan Amendment Number 46

Appendix A: Volume 1 Amendments

Appendix B: Volume 2A Amendments

Appendix C: Omnibus Amendments

Appendix D: Schedule Additions or Replacements

Appendix E: Schedule Amendments

Appendix F: Annex Additions

Document 2: Details of Recommended Official Plan Amendment Number 47

Document 3: Consultation Details

Document 4: Details of each Major Transit Station Area

Document 5: Summary of Amendments by Secondary Plan

DISPOSITION

Direct staff to prepare a by-law and other documents for Council adoption and submission to the Ministry of Municipal Affairs and Housing for approval.