

PPS Changes By Section	Nature of PPS Change	Relevant OP Sections	Staff Proposed Change
Preambles (Parts I to IV)		N/A	N/A – The changes in the front end of the PPS are reflected throughout the changes made in the PPS policies and definitions.
1.1.1 – Healthy, Liveable Communities	<p>Housing</p> <p>Adds various Housing Options</p> <p>Integration</p> <p>Promotes integration of land use planning, growth management, transit supportive development, etc.</p> <p>25-Year Timeline</p> <p>Changes the planning horizon timeframe from 20 to 25 years.</p>	<p>Housing</p> <p>Section 17.0 – Housing</p> <p>Integration</p> <p>Throughout the OP</p> <p>25-year timeframe</p> <p>Throughout the OP – 1.0 - Introduction; 1.2 - Purpose; 2.3 – Reinforcing the Urban Structure; 4.0 Employment Areas; 16.0 - Planning for An Aging Population</p>	<p>Housing</p> <p>Staff recommends adding a new section 17.2.1.1 to further emphasize the diversity of housing types and tenures available in the city.</p> <p>Integration</p> <p>No change recommended at this time. The OP speaks to the integration of these elements throughout its policies.</p> <p>25-year timeframe</p> <p>Staff recommends no change at this time. Studies for Phase One of the review included a 20-year time horizon. The next review of the OP should consider a 25-year time horizon.</p>
1.1.3 – Settlement Areas	<p>Climate Change</p> <p>Changes to Section to highlight the need to be prepared for the impacts of climate change, and promoting opportunities to transit-supportive development and range of housing types.</p> <p>Development Adjacent to Existing Built Up Area</p> <p>Changes to Policy 1.1.3.6 from ‘shall’ to ‘should have a compact form, mix of uses, etc.’</p> <p>Phasing</p> <p>Change to Policy 1.1.3.7. from ‘shall’ to ‘should establish and implement phasing policies’.</p> <p>Settlement Area Expansions</p> <p>Change to settlement area expansion policies to add “market demand” as a criterion by which to allow expansions.</p> <p>Comprehensive Review</p> <p>Change in level of assessment for comprehensive reviews, and introduces criteria by which to evaluate adjustments to the settlement are boundaries outside of a comprehensive review.</p>	<p>Climate Change</p> <p>Throughout OP.</p> <p>Development Adjacent to Existing Built Up Area</p> <p>3.2.2 – Living Area 1 – Phasing Policies; 20.3.1 – Urban Expansion Reserve</p> <p>Phasing</p> <p>3.2.2 – Living Area 1 – Phasing Policies; 20.3.1 – Urban Expansion Reserve</p> <p>Settlement area expansions</p> <p>Section 2.3 – Reinforcing the Urban Structure; 2.3.2 The Settlement Area.</p> <p>Comprehensive Review</p> <p>Section 2.3 – Reinforcing the Urban Structure; 2.3.2 The Settlement Area.</p>	<p>Climate Change</p> <p>Phase One of the Review introduced climate change mitigation throughout OP. Further changes regarding the Community Energy and Emissions Plan (CEEP) are recommended throughout the Official Plan. See Attachment H for a summary of changes.</p> <p>Development Adjacent to Existing Built Up Area</p> <p>Staff recommends no change at this time as the City’s existing policies relating to contiguous expansion represent good planning.</p> <p>Phasing</p> <p>Staff recommends no change at this time as the City’s existing policies relating to phasing represent good planning.</p> <p>Settlement area expansions.</p> <p>Policy 4 of Section 2.3.2 states that “No Official Plan Amendments for the expansion of areas designated Living Area I will be considered until a comprehensive review is undertaken.” The OP has relied on the PPS concept of comprehensive review, without including the criteria by which a comprehensive review is to be undertaken.</p> <p>Staff notes that the comprehensive review reference in the OP refers to Living Area I only, and not to all the various land use designations that area included in the City’s settlement areas.</p> <p>Staff therefore recommends replacing policy 4 with a more inclusive policy that captures all lands within the settlement area boundary, and to include the PPS provisions regarding requests for expansions.</p>

			Comprehensive Review Staff recommends the addition of a new policy 5 in Section 2.3.2 to capture the new PPS policies.
1.1.5 – Rural Lands in Municipalities	Lot Creation Replaces “limited residential development” with “residential development, including lot creation, that is locally appropriate.” Agricultural Uses Permits agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices.	Lot Creation Section 5.2.2 – Rural and Waterfront Lot Creation Agricultural Uses Section 5.2 - Rural Area Designation	Lot Creation Staff recommends no change at this time. Background Studies associated with Phase One of the OP review demonstrated that the City’s current policy framework regarding rural lot creation was “more than adequate to meet anticipated demand.” Agricultural Uses Staff recommends no change. Permitted Uses in the Rural Area include agricultural uses, agriculture-related uses and on-farm diversified uses.
1.2 – Coordination	Integrating Infrastructure planning with growth management Managing and/or promoting growth and development should be integrated with infrastructure planning. Engaging Indigenous Communities Changed from “encouraged” to “shall engage with Indigenous communities and coordinate on land use planning matters.”	Integrating Infrastructure planning with growth management Throughout official plan Engaging Indigenous Communities Section 13.3 – Archaeological Resources; 19.12.1 – Pre-consultation;	Integrating Infrastructure planning with growth management Staff recommends no change at this time, given infrastructure planning has been a key component in the development of the OP (i.e. Water/Waste Water Master Plan; Transportation Master Plan) Engaging Indigenous Communities Staff recognizes there are a number of opportunities to update the Official Plan in this regard, and recommends engagement with local Indigenous communities for input in this and other official plan matters.
1.2.6 – Land Use Compatibility	Land Use Compatibility Separation of major facilities and sensitive standard changed from “should” to “shall be planned and developed to avoid and mitigate any adverse effects.” Avoidance and Encroachment New Policy in PPS requires municipalities to consider criteria, where avoidance is not possible, in the planning and development of sensitive land uses and major facilities that are vulnerable to encroachment.	Land Use Compatibility 10.7 – Noise, Vibration and Odour Avoidance and Encroachment 10.7 – Noise, Vibration and Odour	Land Use Compatibility Staff recommends deleting and replacing Policy 1 of Section 10.7 to capture the stronger language in the PPS, 2020. Avoidance and Encroachment Staff recommends the addition of a new Policy 3 of Section 10.7 to integrate the evaluation criteria outlined in the PPS where encroachment of sensitive land uses on major facilities cannot be avoided.
1.3 – Employment	Facilitating Conditions for Economic Investment Planning authorities shall “[facilitate] 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.”	Facilitating Conditions for Economic Investment 1.0 – Introduction; 1.3.2 – Economic Development; 4.0 Employment Areas	Facilitating Conditions for Economic Investment Council has directed staff to embark on an Employment Lands Strategy. The results of this strategy will be presented in 2022 and may include recommendations relating to the City’s Official Plan.
1.3.2 – Employment Areas	1.3.2.2 - Assessment and Protection of Employment	Assessment and Protection of Employment Areas	Assessment and Protection of Employment Areas

	<p>Areas</p> <p>Planning Authorities should assess employment areas at the time of an official plan review or update to ensure that the designation is appropriate to the planned function of the employment area.</p> <p>1.3.2.3 - Prohibition of Residential and Other Sensitive Land Uses</p> <p>In employment areas designated for industrial uses, only those uses ancillary to the industrial use should be permitted.</p> <p>1.3.2.5 - Criteria Regarding the Conversion of Employment Lands</p> <p>Introduces ‘Significant Employment Area’ tool province wide. Also adds criteria by which conversion are to be evaluated.</p> <p>1.3.2.7 - Change of Timeline to Plan (but not designate) Beyond 25 Years</p> <p>PPS now allows municipalities to plan (but not designate) beyond 25 years for the long-term protection of employment areas.</p>	<p>Section 4.0 – Employment Areas</p> <p>Prohibition of Residential and Other Sensitive Land Uses</p> <p>Section 4.5 – Industrial Area Designations; Section 10.7 – Noise, Vibration and Odour</p> <p>Criteria Regarding the Conversion of Employment Lands</p> <p>New sections 4.0.1 and 4.0.2 recommended</p> <p>Change of Timeline to Plan (but not designate) Beyond 25 Years</p> <p>Section 4.0 Employment Areas</p>	<p>The City’s Employment Areas include Commercial (Downtown, Regional Centre, Town Centre, Mixed Use Commercial), Institutional, and Industrial (General Industrial, Heavy Industrial).</p> <p>The requirement to assess and confirm employment areas as part of a comprehensive review was formerly included in the Planning Act.</p> <p>Council has directed staff to embark on an Employment Lands Strategy. The results of this strategy will be presented in 2022 and may include recommendations relating to further updates to the City’s Official Plan.</p> <p>Prohibition of Residential and Other Sensitive Land Uses</p> <p>The changes recommended above regarding land use compatibility are consistent with Policy 1.3.2.3 of the 2020 PPS.</p> <p>Staff recommend further changes to the Industrial policies of the official plan (Section 4.5 and 10.7) to prohibit sensitive land uses, and to encourage a transition to adjacent non-employment areas.</p> <p>Criteria Regarding the Conversion of Employment Lands</p> <p>Council has directed staff to embark on an Employment Lands Strategy. The results of this strategy will be presented in 2022 and may include recommendations relating to further updates to the City’s Official Plan.</p> <p>Change of Timeline to Plan (but not designate) Beyond 25 Years</p> <p>Council has directed staff to embark on an Employment Lands Strategy. The results of this strategy will be presented in 2022 and may include recommendations relating to further updates to the City’s Official Plan.</p>
1.4 – Housing	<p>1.4.1. Maintain 15-year residential intensification lot supply & 5-year supply of lands designated and available for residential development.</p> <p>1.4.3 Provide for a range and mix of housing options, aligned with housing and homelessness plans, which considers active transportation and transit.</p>	<p>1.4.1. Maintain 15-year residential intensification lot supply & 5-year supply of lands designated and available for residential development.</p> <p>Section 17.4.1 – Land Supply</p> <p>1.4.3 Provide for a range and mix of housing options, aligned with housing and homelessness plans, which considers active transportation and transit.</p>	<p>1.4.1. Maintain 15-year residential intensification lot supply & 5-year supply of lands designated and available for residential development.</p> <p>The current OP provides monitoring policy (see 17.4.5 c) to ensure that the annual supply of available lands for residential purposes is adequate.</p> <p>New clauses c and d to Section 17.4.1 is recommended to capture the minimum standards established by the 2020 PPS.</p> <p>1.4.3 Provide for a range and mix of housing options, aligned with housing and homelessness plans, which considers active transportation and transit.</p> <p>These PPS changes are consistent with the City’s current practice of aligning the Official Plan policies with the City’s Housing and Homelessness Plan.</p> <p>No changes recommended at this time.</p>

1.6 – Infrastructure and Public Service Facilities	No major policy changes		No changes recommended at this time.
1.6.6 – Sewage, Water and Stormwater	1.6.6.1 b) - Systems provided in a manner that prepares for the impacts of climate change	1.6.6.1 b) - Systems provided in a manner that prepares for the impacts of climate change	1.6.6.1 b) - Systems provided in a manner that prepares for the impacts of climate change A new clause d) is recommended in section 12.2.1
1.6.7 – Transportation Systems	No major policy changes		No major policy changes
1.6.8 – Transportation and Infrastructure Corridors	No major policy changes		No major policy changes
1.6.10 – Waste Management	<p>Considering the implications of development and land use patterns on waste generation, management and diversion</p> <p>The 2020 PPS removes this consideration</p>	<p>Considering the implications of development and land use patterns on waste generation, management and diversion</p> <p>Section 12.3 Waste Management Systems</p>	<p>Considering the implications of development and land use patterns on waste generation, management and diversion</p> <p>Staff recommends leaving this section as is, as it represents good planning. This consideration is also in Section 2 of the Planning Act, which outlines the Provincial interests municipalities shall have regard for in carrying out Planning Act responsibilities.</p>
1.6.11 Energy Supply	No major policy changes		<p>No major policy changes</p> <p>The City has adopted the Community Energy and Emissions Plan (CEEP). Staff has considered the land use planning recommendations emanating from the CEEP, and has proposed several changes throughout the OP.</p>
1.7 – Long-Term Economic Prosperity	<p>Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce</p> <p>Sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintain and improving the agri-food network</p> <p>Promoting energy conservation and providing opportunities for increased energy supply</p>	<p>Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce</p> <p>Section 17.0 - Housing</p> <p>Sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintain and improving the agri-food network</p> <p>Section 6.0 – Local Food Systems</p> <p>Promoting energy conservation and providing opportunities for increased energy supply</p>	<p>Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce</p> <p>Section 17.1 of the OP outlines the City’s housing objectives. They include encouraging diversity in the supply of housing, a balanced mix of ownership and rental housing, etc. No further changes are recommended at this time.</p> <p>Sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintain and improving the agri-food network</p> <p>No change recommended at this time. Phase One of OP Review included understanding of agricultural system and the agri-food network. This included viewing food as a complex system that included growing, making, selling, eating and returning.</p> <p>Promoting energy conservation and providing opportunities for increased energy supply</p> <p>The City has adopted a Community Energy and Emissions Plan (CEEP). Staff has considered the land use planning recommendations emanating from the CEEP, and has proposed several changes throughout the OP.</p>
1.8 – Energy Conservation, Air Quality and Climate Change	<p>Preparing for the impacts of climate change</p> <p>Encouraging transit-supportive development and</p>	<p>Preparing for the impacts of climate change</p> <p>Throughout OP</p>	<p>Preparing for the impacts of climate change</p> <p>Phase One of the Review introduced climate change mitigation throughout OP. No further</p>

	<p>intensification</p> <p>Promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure</p>	<p>Encouraging transit-supportive development and intensification</p> <p>Throughout OP</p> <p>Promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure</p> <p>Section 14.0 – Urban Design</p>	<p>change recommended at this time.</p> <p>The City has adopted a Community Energy and Emissions Plan (CEEP). Staff has considered the land use planning recommendations emanating from the CEEP, and has proposed several changes throughout the OP.</p> <p>Encouraging transit-supportive development and intensification</p> <p>Phase One of the Review strengthened the City’s policies on transit-supportive development and intensification. No further change recommended at this time.</p> <p>Promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure</p> <p>The OP contains policies that promote design and orientation which maximizes energy efficiency and conservation. No changes recommended.</p>
2.2 – Water	<p>Evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level.</p>	<p>Evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level.</p> <p>Throughout OP, including 8.0 – Water Resources</p>	<p>Evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level.</p> <p>Phase One of the Review introduced climate change mitigation throughout OP. No further change recommended at this time.</p>
2.3 – Agriculture	<p>Agricultural System Approach</p> <p>Adds the concept of using an Agricultural System approach to maintaining and enhancing the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.</p>	<p>Agricultural System Approach</p> <p>Section 6.0 – Local Food Systems</p>	<p>Agricultural System Approach</p> <p>No change recommended at this time. Phase One of OP Review included understanding of agricultural system and the agri-food network. This included viewing food as a complex system that included growing, making, selling, eating and returning.</p>
2.3.6 – Non-Agricultural Uses in Prime Agricultural Areas	<p>No major policy changes</p>		<p>No major policy changes</p>
2.5.2 – Protection of Long-Term [Mineral Aggregate] Resource Supply	<p>Depth of Extraction</p> <p>Change to PPS clarifies that where the Aggregate Resources Act (ARA) applies, only processes under the ARA shall address the depth of extraction of new or existing mineral aggregate operations.</p>	<p>Depth of Extraction</p> <p>Section 4.6 – Mineral and Aggregate Extraction Designations</p>	<p>Depth of Extraction</p> <p>The OP identifies that these processes are regulated by the ARA. Staff recommends no changes to the OP.</p>
2.6 – Cultural Heritage and Archaeology	<p>2.6.5 - Engaging with Indigenous Communities</p> <p>Planning Authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.</p>	<p>Engaging Indigenous Communities</p> <p>Section 13.3 – Archaeological Resources; 19.12.1 – Pre-consultation;</p>	<p>Engaging Indigenous Communities</p> <p>Staff recognizes there are a number of opportunities to update the Official Plan in this regard, and recommends engagement with local Indigenous communities for input in this and other official plan matters.</p>

3.0 – Protecting Public Health and Safety	No major policy changes		No major policy changes
3.1 – Natural Hazards	Prepare for impacts of a changing climate Changes to Policy 3.1.3 of the PPS requires Planning Authorities to prepare for impacts of a changing climate that may increase the risk associated with natural hazards. Previously, the 2014 PPS required municipalities to consider the potential impacts of climate change.	Prepare for impacts of a changing climate Throughout OP – 1.4 Vision; 2.3 Reinforcing the Urban Structure; 8.0 Water Resources; 10.0 Protecting Public Health and Safety;	Prepare for impacts of a changing climate The City has adopted a Community Energy and Emissions Plan (CEEP). Staff has considered the land use planning recommendations emanating from the CEEP, and has proposed several changes throughout the OP.
3.2 – Human-Made Hazards	3.2.3 - Excess Soils 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.	Excess Soils New proposed section 10.5.1 – Excess Soils	Excess Soils Staff recommends the addition of a new section in the OP to capture this new PPS requirement.
4.0 – Implementation and Interpretation	Changes are administrative in nature.		No changes recommended.
6.0 – Definitions	Definitions added or modified for: Agricultural System; Agri-Food Network Cultural Heritage Landscape Housing Options On-farm diversified use		No change recommended for agricultural system and agri-food definitions. Staff recommends including language in Section 13.2 re: cultural heritage landscapes re: federal and/or international registers, and/or protected through official plan, zoning by-law or other land use planning mechanisms. Staff recommends adding a new section 17.2.1.1 – Housing Options to capture the various ranges of types, tenures and arrangements. Staff recommends adding Ground-mounted solar facilities in the Rural Areas and Agriculture designations (Sections 5.2.4 and 6.2.1, respectively) as permitted uses.