



Corporation of the Municipality of Temagami
Memorandum to Council

Memo No.
2024-M-168

Subject:	Memo - New Provincial Planning Statement (PPS)
Agenda Date:	October 10 th 2024
Attachments:	The New PPS 2024 Key Changes and Implications

RECOMMENDATION

WHEREAS the new Provincial Policy Statement (PPS) is set to take effect on October 20, 2024;

BE IT RESOLVED that the Council of the Municipality of Temagami receives the Memo 2024-M-168 as presented.

Background

This report provides an overview of the new Provincial Policy Statement (released on August 20, 2024), which is set to take effect on October 20, 2024. The attached summary titled “Table 1- The New PPS 2024 Key Changes and Implications,” has been prepared by MHBC for Council’s informational purposes. This summary highlights key changes (including proposed change, description and key implications/ considerations) in the PPS and their implications for land use planning in the Municipality of Temagami.

Key Highlights of PPS 2024:

1. Replacement of Existing Documents:

The PPS 2024 replaces both the Growth Plan and the 2020 PPS, with a renewed emphasis on housing development.

2. Designation as a Policy Statement:

The new PPS is designated as a policy statement under Section 3 of the Planning Act. This designation requires all development applications in Ontario to align with the new policies after October 20, 2024.

3. Changes to Policies and Definitions:

While several policies and definitions are newly introduced in the PPS 2024, many from prior documents have been retained or modified. A comprehensive summary of these changes is detailed in Table 1, prepared by MHBC, and should be reviewed alongside the full version of the PPS.

4. Review Process:

The Province initiated a review of approaches to integrate “A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2020” and the 2020 PPS in 2022. The Ministry of Municipal Affairs and Housing (MMAH) released the first draft of the proposed PPS for comment on April 6, 2023. Feedback received contributed to the development of the second draft released in April 2024.

5. Focus on Housing Development:

The PPS 2024 aims to create a single, province-wide, housing-focused land use planning document intended to expedite government approval processes. The requirement for consistency with its policies will apply to all development applications in Ontario submitted on or after October 20, 2024. Notably, the policies contained within the previous Growth Plan did not apply in the Municipality of Temagami.

6. Summary of Key Changes:

While some of the PPS 2024 policies and definitions are new, many have been carried over and/or modified from the 2020 PPS and the Growth Plan. Please refer to Table 1 for a summary of the key changes in the PPS 2024 compared to the 2020 PPS.

Respectfully Submitted

Laala Jahanshahloo

Table 1: New PPS 2024 Key Changes and Implications

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
Vision	Revised to focus on goal of building 1.5 million homes by 2031. Vision for land use planning framework revised to focus on establishment of <i>complete communities</i> and prioritizing compact and <i>transit-supportive</i> design (where appropriate) and optimizing investments in <i>infrastructure</i> and <i>public service facilities</i> to support convenient access to housing, quality employment, services and recreation.	Major focus of PPS 2024 is on housing.
<i>Growth Planning</i>		
Growth Projections	<p>New policy 2.1.1 – planning authorities shall base population and growth forecasts on Ministry of Finance Ontario Population Projections, but may modify projections as appropriate.</p> <p>Policy modified to remove reference to 25-year timeframe projections.</p> <p>New policy 2.1.2 – notwithstanding 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.</p>	<p>Growth forecasts are to be considered in accordance with this new policy.</p> <p>Consideration should be given when updating new Official Plan.</p>
Growth Horizons	The new PPS requires new OPs and updates to have sufficient land available to accommodate an appropriate range and mix of land uses to meet projected needs for 20 years but not more than 30 years using provincial guidance. Planning for <i>infrastructure, public service facilities, strategic growth areas</i> and <i>employment areas</i> may extend beyond this time horizon.	<p>Projected land needs are to be considered in accordance with this new policy.</p> <p>Consideration should be given when updating new Official Plan.</p>
Density Targets	New policy 6.1.12 – density targets represent minimum standards and planning authorities are encouraged to go beyond these minimum targets, where appropriate, except where doing so would conflict with any policy of the PPS or any other provincial plan.	The focus is on a review of density targets at the time of Official Plan updates which are to be appropriate for the local context, which would consider level of municipal services.

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
	New policy 6.1.13 – minimum density targets will be revisited at the time of each OP update to ensure the target is appropriate.	
<i>Housing</i>		
Affordability Targets	Policy 2.2.1 (a) requirement for planning authorities to establish and implement minimum targets for the provision of housing that is <i>affordable to low and moderate income households</i> .	<p>Housing Policy has changed to focus on housing in general and looking for opportunities to redevelop underutilized sites. The definition of Housing has been updated.</p> <p>The Municipality of Temagami can assess if there are opportunities to promote residential intensification on underutilized sites.</p>
Affordability Definitions	<p>Definition of <i>affordable</i> housing is carried over from the 2020 PPS with the exception for the removal of the reference to the <i>regional market area</i> which has been replaced with the word <i>municipality</i>. The 2020 PPS definition of <i>low and moderate income households</i>, has been carried forward with slight modifications. (see below).</p> <p>“Low and moderate income households: means</p> <ul style="list-style-type: none"> a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the <u>municipality</u>; or b) In the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the <u>municipality</u>.” 	The removed reference to regional market area in the definition of <i>low and moderate income households</i> aligns with the revised affordability definitions in the <i>Development Charges Act, 1997</i> introduced by the <i>Affordable Homes and Good Jobs Act, 2023</i> (“Bill 134”).
Student Housing	New policies 6.2.5 requires that planning authorities shall collaborate with publicly-assisted post-secondary institutions, where they exist, to facilitate early and integrated planning for student housing that considers the full range of <i>housing options</i> near	Consideration should be given when updating new Official Plan (where applicable).

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
	<p>existing and planned post-secondary institutions to meet current and future needs.</p> <p>And in 6.2.6 that, further to policy 6.2.5, planning authorities should collaborate with publicly-assisted postsecondary institutions on the development of a student housing strategy that includes consideration of off-campus housing targeted to students.</p>	
<i>Settlement Areas and Settlement Area Boundary Expansions</i>		
General Policies - Intensification, Redevelopment and Density Targets	<p>Revised policy 2.3.1.3 – “planning authorities shall support general <i>intensification</i> and <i>redevelopment</i> to support the achievement of <i>complete communities</i>, including by planning for a range and mix of <i>housing options</i> and prioritizing planning and investment in the necessary <i>infrastructure</i> and <i>public service facilities</i>.”</p>	<p>The policies related to Settlement Areas continue to support that Settlement Areas are the focus of growth and development.</p>
	<p>New policy 2.3.1.4 states that “planning authorities shall establish and implement minimum targets for intensification and redevelopment within built up areas, based on local conditions.”</p> <p>New policy 2.3.1.5 states that “planning authorities are encouraged to establish density targets for <i>designated growth areas</i> based on local conditions. <i>Large and fast-growing municipalities</i> are encouraged to plan for a target of 50 residents and jobs per gross hectare in <i>designated growth areas</i>.”</p>	<p>Local conditions are to be taken into account when establishing density targets. This will largely depend on the level of municipal services.</p>
Phasing	<p>New PPS has a modified phasing policy in 2.3.1.6 – “planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within <i>designated growth areas</i> is orderly and aligns with the timely provision of the <i>infrastructure</i> and <i>public service facilities</i>.”</p>	<p>Phasing would be appropriate for any large subdivisions or where there is justification to do so.</p>
New Settlement Areas and Settlement Area	<p>Planning authorities may consider a new <i>settlement area</i> or a <i>settlement area</i> boundary expansion at any time using identified criteria that a planning authority shall consider when evaluating an</p>	<p>Landowners can now ask for a Settlement Area expansion or a new Settlement Area. Criteria are included in the updated</p>

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
<p>Boundary Expansions</p>	<p>expansion. There is no limitation on the ability of landowners from applying for such an expansion.</p> <p>New policy 2.3.2.1 specifies that “in identifying a new <i>settlement area</i> or allowing a <i>settlement area</i> boundary expansion, planning authorities shall consider the following:</p> <ul style="list-style-type: none"> a) the need to designate and plan for additional land to accommodate an appropriate mix of land uses; b) if there is sufficient capacity in existing or planned <i>infrastructure</i> and <i>public service facilities</i>; c) whether the applicable lands comprise <i>specialty crop areas</i>; d) the evaluation of alternative locations which avoid <i>prime agricultural areas</i> and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in <i>prime agricultural areas</i>; e) whether the new or expanded <i>settlement area</i> complies with the <i>minimum distance separation formulae</i>; f) whether impacts on the <i>agricultural system</i> are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an <i>agricultural impact assessment</i> or equivalent analysis, based on provincial guidance; and, g) the new or expanded <i>settlement area</i> provides for the phased progression of urban development.” <p>The new PPS also proposes a new standalone policy 2.3.2.2, that states:</p> <p>“Notwithstanding 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.”</p> 	<p>document and Consideration should be given when updating new Official Plan.</p>
<p><i>Strategic Growth Areas</i></p>		

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
Strategic Growth Areas	New policy 2.4.1.1 "planning authorities are encouraged to identify and focus growth and development in <i>strategic growth areas</i> ."	Definition of Strategic Growth Area has changed, and the policies encourage municipalities to identify and focus growth and development to these areas.
Planning Strategic Growth Areas	<p>New policy 2.4.1.2</p> <p>"To support the achievement of <i>complete communities</i>, a range and mix of <i>housing options</i>, <i>intensification</i> and more mixed-use development, <i>strategic growth areas</i> should be planned:</p> <ul style="list-style-type: none"> a) to accommodate significant population and employment growth; b) as focal areas for education, commercial, recreational, and cultural uses; c) to accommodate and support the transit network and provide connection points for inter-and intra-regional transit; and d) to support <i>affordable</i>, <i>accessible</i>, and <i>equitable</i> housing." 	Based on the definition of Strategic Growth Areas, the Municipality of Temagami should assess whether these areas could be identified and included in updated Official Plan policies to focus growth and development to those areas accordingly.
<i>Rural Areas/Lands</i>		
Rural Settlement Areas	Former policy 1.1.4.2, now policy 2.5.2 – "in <i>rural areas</i> , rural <i>settlement areas</i> shall be the focus of growth and development and their vitality and regeneration shall be promoted."	Preamble of Section 2.5 Rural Areas has been deleted. Policies remain essentially as before, other than added "locally appropriate" to 2.5.3 when considering rural characteristics.
<i>Employment</i>		
Employment Area Definition	<p>New definition of employment area, with the focus on uses that cannot locate in mixed use areas, and are to include heavy industry, manufacturing and large scale warehousing. Institutional and commercial, including retail and office not associated with primary employment uses are excluded from employment areas.</p> <p>"<i>Employment area</i>: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with</p>	<p>Definition aligns with amended definition of "area of employment" in <i>Planning Act</i> adopted through Bill 97.</p> <p>For new development applications in <i>employment areas</i>, institutional and commercial uses will not be permitted</p>

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
	<p>manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”</p>	<p>unless associated with the primary employment uses.</p> <p>Sites currently designated as <i>employment area</i> may lose this designation (e.g. business parks) if the municipality chooses not to carry it forward (which they can do).</p> <p>This would apply if employment areas are established in accordance with the Provincial definition.</p>
<p>Supporting a Modern Economy</p>	<p>Several policies are carried over from the 2020 PPS to address economic development and require planning authorities to promote economic development and competitiveness.</p> <p>Policy 2.8.1.1 d) has been modified and a new policy 2.8.1.1 e) has been added as follows:</p> <p>“Planning authorities shall promote economic development and competitiveness by:</p> <p>d) encouraging <i>intensification</i> of employment uses and compatible, compact, mixed-use development to support the achievement of <i>complete communities</i>; and</p> <p>e) addressing land use compatibility adjacent to <i>employment areas</i> by providing an appropriate transition to <i>sensitive land uses</i>.”</p> <p>New policy 2.8.1.2 states that:</p> <p>“Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to <i>sensitive land uses</i> without <i>adverse effects</i> are encouraged in <i>strategic growth areas</i> and other mixed-</p>	<p>The Municipality of Temagami may want to look at where industrial, warehousing and small-scale warehousing uses could be appropriate adjacent to residential uses, especially if Strategic Growth Areas get identified where the Municipality of</p>

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
	use areas where <i>frequent transit</i> service is available, outside of <i>employment areas</i> ."	Temagami is encouraging a greater mix of uses (i.e. inside any of its settlement areas).
<i>Energy Conservation, Air Quality and Climate Change</i>		
	<p>Policy 2.9.1 has been softened from the PPS 2020 to read that:</p> <p>"Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the <i>impacts of a changing climate</i> through approaches that:</p> <ul style="list-style-type: none"> a) support the achievement of compact, <i>transit-supportive</i>, and <i>complete communities</i>; b) incorporate climate change considerations in planning for and the development of <i>infrastructure</i>, including stormwater management systems, and <i>public service facilities</i>; c) support energy conservation and efficiency; d) promote <i>green infrastructure</i>, <i>low impact development</i>, and <i>active transportation</i>, protect the environment and improve air quality; and e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the <i>impacts of a changing climate</i>." 	Less of a focus on land use and development patterns in the new policy.
<i>Infrastructure and Facilities</i>		
Land Use Compatibility	Added policy language in 3.5.2 that states "where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other <i>major facilities</i> that are vulnerable to encroachment by ensuring that the planning and <i>development</i> of proposed adjacent <i>sensitive land uses</i> is only permitted if potential <i>adverse affects</i> to the proposed <i>sensitive land use</i> are minimized and mitigated, and potential impacts to industrial, manufacturing or other <i>major facilities</i> are minimized and mitigated	Important consideration for any potential sensitive land uses in proximity to industrial lands and facilities.

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
	in accordance with provincial guidelines, standards and procedures."	
Partial Servicing	<p>New PPS maintains circumstance as to when partial services shall be permitted and have added a new policy which states:</p> <p>3.6.5 "Partial services shall only be permitted in the following circumstances:</p> <p style="padding-left: 40px;">c) within rural settlement areas where new development will be serviced by <i>individual on-site water services</i> in combination with <i>municipal sewage services</i> or <i>private communal sewage services</i>."</p>	Minor change in the policy may allow consideration of additional dwellings.
Stormwater Management	<p>Policy 3.6.8.b) is revised to state that planning for stormwater management shall minimize, or, where possible, prevent <u>or reduce</u> increases in <u>stormwater volumes</u> and contaminant loads.</p> <p>New policy 3.6.8 g) states:</p> <p>"Planning for stormwater management shall:</p> <p style="padding-left: 40px;">g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a <i>watershed scale</i>."</p>	Policy requires planning that considers the cumulative impacts of stormwater from development on a watershed scale. Policy has been modified removing reference to impacts of a changing climate.
Energy Supply	<p>Policy updated to include energy storage systems (a newly defined term) to the list of things planning authorities should provide opportunities to develop.</p> <p>"<i>Energy storage system</i>: means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage."</p>	There may be some interest in the Municipality of Temagami in the future as a place for these types of facilities.

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
<i>Natural Heritage</i>		
Policies	All natural heritage policies carried forward from 2020 PPS.	No significant changes to the existing natural heritage policies.
Definitions	Slightly modified definitions of: <ul style="list-style-type: none"> • Fish habitat • Negative impacts • Significant 	Definitions to be updated when the Official Plan is updated.
<i>Water</i>		
Watershed Planning	Policy 4.2.1 modified to include a new term " <i>Water Resource Systems</i> ". <i>Water resource systems:</i> means a system consisting of ground water features and areas, surface water features (including shoreline areas), natural heritage features and areas, and hydrologic functions, which are necessary for the ecological and hydrological integrity of the watershed.	New defined term – includes shoreline areas – that need to be identified and maintain function.
	New policy 4.2.3 requiring <i>large and fast-growing municipalities</i> to undertake <i>watershed planning</i> . Other municipalities encouraged to undertake <i>watershed planning</i> to inform planning for <i>sewage and water services</i> and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.	Watershed planning to be used to help plan for sewage and water services and stormwater management.
<i>Agriculture</i>		
Agricultural System Approach	Policy 4.3.1.1 – “planning authorities <u>are required</u> to use an <i>agricultural system</i> 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 <i>agri-food network</i> .”	Not a significant change in northern communities.

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
<p>Permitted Uses - Additional Residential Units (ARUs)</p>	<p>New Policy 4.3.2.5</p> <p>“Where a residential dwelling is permitted on a lot in a <i>prime agricultural area</i>, 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:</p> <ul style="list-style-type: none"> a) comply with the <i>minimum distance separation formulae</i>; b) are compatible with, and would not hinder, surrounding agricultural operations; c) have appropriate <i>sewage and water services</i>; d) address any public health and safety concerns; e) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and f) minimize land taken out of agricultural production. <p>Lots with additional residential units may only be severed in accordance with policy 4.3.3.1.c).”</p>	<p>Consideration for inclusion in the Agricultural designation (where applicable).</p>
<p>Lot Creation and Lot Adjustments</p>	<p>Policy 4.3.3.1 states that lot creation in <i>prime agricultural areas</i> is discouraged and may only be permitted for agricultural uses, agriculture-related uses and one new residential lot per farm consolidation for a residence surplus to an agricultural operation.</p> <p>The new PPS maintains the more restrictive 2020 PPS policies, which permit the creation of one additional lot from an existing lot but, only for a lot containing a residence surplus to an agricultural operation.</p>	<p>Agricultural lot creation policies are to be updated in Official Plan (where applicable).</p>
<p>Residence Surplus to an Agricultural Operation Definition</p>	<p>2020 PPS definition of <i>residence surplus to a farming operation</i> has been updated to replace the word “farming” with “agricultural”.</p>	<p>Minor change in terminology.</p>

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
Non-Agricultural Uses in Prime Agricultural Areas	<p>Policy 4.3.5.2 has been modified to read as follows:</p> <p>"Impacts from any new or expanding non-agricultural uses on the <i>agricultural system</i> are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an <i>agricultural impact assessment</i> or equivalent analysis, based on provincial guidance."</p>	<p>Official Plan needs to provide guidance on limited non-residential uses, where applicable.</p>
<i>Mineral Aggregate Resources</i>		
Extraction in Prime Agricultural Areas	<p>Policy 4.5.4.1 which states: "In <i>prime agricultural areas</i>, on <i>prime agricultural land</i>, extraction of mineral aggregate resources is permitted as an interim use provided that:</p> <p>New policy a) "impacts to the <i>prime agricultural areas</i> are addressed, in accordance with policy 4.3.5.2; and"</p> <p>Unchanged b) "the site will be rehabilitated back to an <i>agricultural condition</i>".</p> <p>Policy 4.5.4.2 has been modified to remove language related to specialty crop areas and now states the following:</p> <p>"Despite policy 4.5.4.1.b), complete rehabilitation to an <i>agricultural condition</i> is not required if: a) the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and b) agricultural rehabilitation in remaining areas is maximized."</p>	<p>Official Plan policies will need to be consistent to reflect this change.</p>
<i>Cultural Heritage and Archeology</i>		
	<p>Policy 4.6.1 modified to state:</p> <p>"<i>Protected heritage</i> property, which may contain <i>built heritage resources</i> or <i>cultural heritage landscapes</i>, shall be conserved."</p>	<p>Official Plan policies will need to be made consistent with these policies.</p> <p>Early engagement with Indigenous communities is required.</p>

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
	<p>There have also been modifications to the definition of a <i>protected heritage property</i>:</p> <p><i>“Protected heritage property. means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.”</i></p> <p>Policy 4.6.4 b) states planning authorities are encouraged to develop and implement:</p> <p>b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.</p> <p>Policy 4.6.5 has been revised to state:</p> <p><i>“Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing <i>archaeological resources, built heritage resources and cultural heritage landscapes.</i>”</i></p>	
<i>Implementation and Interpretation and Coordination</i>		

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
Implementation	<p>Modified Policy 6.1.4 states that in implementing the PPS, the Ministry can take into account other considerations to balance government priorities.</p> <p>New policy 6.1.6 states:</p> <p>“Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and the Provincial Planning Statement by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and <i>development</i>.”</p> <p>New policy 6.1.7 states:</p> <p>“Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement.”</p>	<p>Planning authorities are now required to undertake early engagements with Indigenous communities.</p> <p>Any planning decision must be consistent with the New PPS as of October 20, 2024.</p>
Coordination	<p>Modified policy 6.2.2 now states:</p> <p>“Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.”</p> <p>New policy 6.2.3 states: “Planning authorities are encouraged to engage the public and stakeholders early in local efforts to implement the Provincial Planning Statement, and to provide the necessary information to ensure the informed involvement of local citizens, including equity-deserving groups.”</p>	<p>At the time of updating the Official Plan or other strategic documents, the Municipality must engage and collaborate with the public and other agencies (particularly school boards).</p>

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
	<p>New policy 6.2.4 states: "Planning authorities and school boards shall collaborate to facilitate early and integrated planning for schools and associated child care facilities to meet current and future needs."</p> <p>New policy 6.2.5 states: "Planning authorities shall collaborate with publicly-assisted post-secondary institutions, where they exist, to facilitate early and integrated planning for student housing that considers the full range of <i>housing options</i> near existing and planned post-secondary institutions to meet current and future needs."</p> <p>New policy 6.2.6 states: "Further to policy 6.2.5, planning authorities should collaborate with publicly-assisted postsecondary institutions on the development of a student housing strategy that includes consideration of off-campus housing targeted to students."</p> <p>Policy 6.2.9 b) and c) have been modified to reflect language from the Growth Plan.</p> <p>"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"> b) identify areas where growth and development will be focused, including <i>strategic growth areas</i>, and establish any applicable minimum density targets; c) identify minimum density targets for growth and development taking place in new or expanded <i>settlement areas</i>, where applicable;" 	
<i>Definitions</i>		
	The new PPS has a number of newly defined and modified terms.	

Table 1: New PPS 2024 Key Changes and Implications - Continued

PROPOSED CHANGE	DESCRIPTION	KEY IMPLICATIONS/ CONSIDERATIONS
	<p>Some of the terms have been revised to incorporate language that was previously contained in the Growth Plan.</p> <p>Modified and new definitions, as well as revised definitions from the April 2024 Draft PPS include <i>additional needs housing; agricultural impact assessment; agricultural system, agri-food network, compact built form; complete communities; critical minerals, designated growth area, employment area, energy storage system; frequent transit; higher order transit; large and fast-growing municipalities; low impact development; major transit station area; major trip generators; natural heritage system; on-site diversified uses, protected heritage property, residence surplus to an agricultural operation; significant (related to cultural heritage), strategic growth areas; transit service integration; urban agriculture; watershed planning; water resource systems; and wave effects.</i></p>	