

Table 2 below includes a summary of the proposed changes to the Provincial Planning Statement, 2024 from the 2023 version, including new and/or amended policies, and Town of Newmarket comments.

Chapter/Section	Summary of Change	Staff Comments
<p>Chapter 2 – Building Homes, Sustaining Strong & Competitive Communities –</p> <p>2.1 – Planning for People & Homes</p>	<p>Provides that planning authorities shall base population and employment growth forecasts on Ministry of Finance 25-year growth projections, which may be modified as appropriate. Notwithstanding this policy, a new proposed policy 2.1.2 provides that 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>Draft policy 2.1.3 provides that, at the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years but not more than 30 years, informed by provincial guidance. The draft policy would also provide that planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.</p> <p>Draft policy 2.1.3 further provides that where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential is to be considered in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality’s next official plan update, this additional growth would be required to be incorporated into the official plan and related infrastructure plans. Draft policy 2.1.6 removes the concept of “healthy, liveable and safe communities” contained in the PPS 2020 and instead provides that “[p]lanning authorities should support the development of complete communities.”</p> <p>Certain considerations for planning authorities that were contained in the PPS 2020, such as “avoiding development and land use patterns which may cause environmental or public health and safety concerns” and “promoting development patterns that conserve biodiversity,” among others, are not proposed to be included in the draft Statement.</p>	<p>Recommendation: The updated PPS 2024 now includes policies related to basing population and growth forecasts on the growth forecasts and projections produced by the Ministry of Finance, with the option for municipalities to continue to use forecasts previously issued by the Province.</p> <p>Staff are seeking clarity regarding whom the Minister will consult with to make these projections and at how frequently. Staff would also be seeking clarity on why the responsibility is being shifted from the Ministry of Municipal Affairs and Housing to the Ministry of Finance.</p>
<p>Chapter 2 – Building Homes, Sustaining Strong & Competitive Communities</p> <p>2.2 – Housing</p>	<p>Added text related to establishing and implementing minimum targets for the provision of housing that is affordable and low- and moderate-income households. (2.2.1a). Amended 2.2.1.b.2 to permit the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use. Word ‘conversion’ removed, added ‘underutilize’ and changed ‘commercial and institutional buildings’ to ‘commercial and institutional sites.’</p> <p>Proposed Policy 2.2.1(a) would re-introduce the requirement from the PPS, 2020 that planning authorities establish and implement minimum targets for the provision of housing that is affordable to low- and moderate-income households. The draft Statement re-introduces low- and moderate-income households as a defined term (with slight modifications from the PPS 2020 definition), which the 2023 Draft proposed to remove. This policy would require Service Managers to address the full range of housing options including affordable housing.</p> <p>Proposed policy 2.2.1(b)2 would continue to require planning authorities to permit and facilitate the development and redevelopment of underutilized commercial and institutional sites for residential development. The draft policy has been further revised to specifically identify underutilized shopping malls and plazas as potential commercial sites for redevelopment. Additional references to the development of underutilized shopping malls and plazas have been incorporated into other parts of the draft Statement. The draft policy continues to promote the introduction of new housing options within previously developed areas and redevelopment which results in a net increase in residential units.</p>	<p>Staff Recommendation: Staff support policies related to municipalities establishing minimum housing targets for affordable to low- and moderate-income households and this policy added back into the PPS 2024.</p> <p>Intensification of underutilized commercial and institutional sites, such as shopping malls: Redevelopment of these sites offer opportunities to reintegrate these areas that are no longer in productive use due to shifts in the local or global economies. Not all of these sites/areas, however, will be the same or appropriate for wholesale redevelopment. Each will differ in terms of its existing built context, the services it offers to communities, the character of adjacent areas and market opportunities for reintegration, intensification, and revitalization. In some cases, there will be a need for extensive infrastructure improvements to support intensification, a connected system of streets and blocks may or may not be in place, or community services and facilities to support new and complete communities. Staff recommend that policies for these sites/areas include strategies and frameworks for comprehensive redevelopment, provided through an implementing Tertiary or Secondary Plan.</p>
<p>Chapter 2 – Building Homes, Sustaining Strong & Competitive Communities</p> <p>2.3 – Settlement Areas and</p>	<p>Similar to the 2023 draft, the PPS 2024 proposes to permit a planning authority to identify a new settlement area or allow a settlement area boundary expansion at any time (i.e. outside of the Municipal Comprehensive Review process).</p> <p>Draft policy 2.3.1.4 encourages (but does not require) planning authorities to establish minimum targets for intensification and redevelopment, is carried over from the 2023 Draft, but has been modified to refer to intensification and redevelopment in “built up areas” rather than settlement areas, as specified in the 2023 Draft. Similarly, draft policy 2.3.1.5 has also been modified from the 2023 Draft to provide that planning</p>	<p>Staff Recommendation: Growth and development continue to be focused in settlement areas. However, policy directions such as establishing and implementing minimum targets for intensification and redevelopment within built up areas, designated growth areas, and implementing phasing policies, are proposed to be changed from “shall” to “encouraged to” or “should”. The change in language from “shall” to “should” could weaken the intensification structure and potentially allow for more land extensive growth.</p> <p>In the current PPS 2020, the Province directs development and land use patterns to:</p>

<p>Settlement Area Boundary Expansions</p>	<p>authorities are encouraged (but not required) to establish density targets for designated growth areas (rather than settlement areas). For large and fast-growing municipalities, this draft policy would encourage (but not require) a density target of 50 residents and jobs per gross hectare in designated growth areas (rather than settlement areas).</p> <p>A new draft policy 2.3.1.6 would direct planning authorities to establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of infrastructure and public service facilities.</p>	<ul style="list-style-type: none"> • Avoid causing environmental or public health and safety concerns; • Avoid preventing efficient expansion of settlement areas; • Promote integration of land use planning, growth management, transit supportive development, intensification, and infrastructure planning to achieve cost effective development pattern, optimize use of transit, and minimize land consumption and servicing costs; • Ensure necessary infrastructure and public service facilities are available or will be available in the future; • Conserve biodiversity, and • Prepare for regional and local impacts of changing climate. <p>The first, second, fifth and last policies noted above have been deleted or are now found in the preamble. Policies with respect to conserving biodiversity are now in the Rural Areas (section 2.5) and Natural Heritage (section 4.1). Policies with respect to preparing for the impacts of a changing climate now can be found in Energy Conservation, Air Quality and Climate Change (section 2.9), Natural Hazards (section 5.2) and in the definitions section for 'impacts of a changing climate' and 'watershed planning'.</p> <p>Staff recommend the Province keep the above noted policies in one policy section. Read together, these policy directions are important to help avoid land extensive growth, deter the inefficient use of land and infrastructure, and protect natural heritage features. Suggest strengthening the language from 'should' back to 'shall'. Staff recommend the Province keep the existing direction that requires land and resources to be used efficiently, be transit-supportive where applicable, and align growth with infrastructure planning.</p>
<p>Chapter 2 – Building Homes, Sustaining Strong & Competitive Communities</p> <p>2.3 – Settlement Areas and Settlement Area Boundary Expansions</p>	<p>The draft Statement would remove the current conditions required to be satisfied before settlement area additions or boundary expansions are permitted. Whereas the 2023 Draft provided that the planning authority “should consider” the above, the draft Statement now proposes that the planning authority “shall consider” these matters.</p> <p>The draft Statement proposes a new standalone policy 2.3.2.2, which provides that planning authorities may identify a new settlement area only where it has been demonstrated that infrastructure and public service facilities to support development are planned or available. Policy 2.3.2.5 has been deleted which encouraged municipalities to establish density targets for new settlement areas and included a minimum density target of 50 residents and jobs per hectare. Now in 2.3.1.5.</p>	<p>Staff Recommendation: Settlement area expansions can be considered outside of a Municipal Comprehensive Review; however, policies have been added related to the need to designate and plan for additional lands and the evaluation of alternative locations which avoid prime agricultural area. While the proposed PPS 2024 outlines matters to be considered by planning authorities regarding settlement area expansions and identifying new settlement areas, these policies are only written as discretionary considerations instead of requirements/criteria to be met before allowing expansions or identifying new settlement areas to occur. A new policy has also been added which directs planning authorities to identify a new settlement area only where it is demonstrated that infrastructure and public service facilities to support development are planned or available.</p> <p>Staff recommend the Province keep the direction in the PPS 2020 that settlement area expansions and identification of new settlement areas occur at the time of municipal comprehensive review or set clearer criteria that must be met before allowing expansions or new settlement areas.</p>
<p>Chapter 2 – Building Homes, Sustaining Strong & Competitive Communities</p> <p>2.4.1 General Policies for Strategic Growth Areas</p>	<p>A new draft policy 2.4.1.1 encourages planning authorities to identify and focus growth and development in strategic growth areas. The draft Statement proposes general policies for strategic growth areas that focus on achieving complete communities, a range and mix of housing options, intensification, and mixed-use development. Proposed policies provide that within strategic growth areas, planning authorities should prioritize planning and investment for infrastructure and public service facilities, identify the appropriate scale and type of development and the transition of built form to adjacent areas, permit development and intensification to achieve complete communities and <u>compact built form</u>, consider a student housing strategy and support redevelopment of commercially-designated retail lands (e.g. underutilized shopping malls and plazas) to support mixed-use residential development.</p>	<p>Recommendation: The draft Statement does not carry over the proposed policy of the 2023 PPS which would have required large and fast-growing municipalities to identify and focus growth and employment in strategic growth areas by identifying an appropriate minimum density target for each strategic growth area. Similarly, the draft Statement does not carry over the policy of the 2023 PPS which would have prohibited the reduction in the size or change in the location of an Urban Growth Centre identified in an in-effect official plan, except through a new official plan or an official plan amendment adopted under section 26 of the Planning Act.</p> <p>Staff recommend that the above policies be maintained in the PPS 2024. Change in language here from 'appropriate' to 'significant', the latter term is subjective. Staff are seeking clarification on the meaning of 'significant' population and employment growth and if this is up to the municipalities to define in their Official Plans?</p>

<p>Chapter 2 – Building Homes, Sustaining Strong & Competitive Communities</p> <p>2.4.2 - Major Transit Station Areas</p>	<p>Draft section 2.4.2 would carry over and, in some cases, modify the current Growth Plan policies for major transit station areas. Notably, <u>the draft Statement would import the existing minimum density targets for major transit station areas from the Growth Plan.</u></p> <p>Draft policy 2.4.2.1 has been modified from the 2023 Draft to apply to all municipalities within major transit station areas (not only large and fast-growing municipalities). This policy would require planning authorities to delineate the boundaries of major transit station areas on higher order transit corridors through a new official plan or official plan amendment adopted under section 26 of the Planning Act. The draft policy provides that the delineation shall define an area within a 500- to 800-metre radius of a transit station that maximizes the number of potential transit users that are within walking distance of the station.</p> <p>Draft policy 2.4.2.2 has also been modified to apply mandatory minimum density targets within major transit station areas on higher order transit corridors to all municipalities with major transit station areas (not only large and fast-growing municipalities). The minimum density targets are carried over from the Growth Plan.</p> <p>A new draft policy 2.4.2.3 would encourage planning authorities to promote development and intensification within major transit station areas by supporting the development of surface parking lots within the major transit station, including commuter parking lots, to be transit supportive and promote complete communities.</p> <p>The major transit station areas policies are proposed to be further amended through the addition of policy language that encourages multi-modal access to stations and connections to nearby major trip generators and supports infrastructure that accommodates a range of mobility needs and supports active transportation including sidewalks, bicycle lanes, secure bicycle parking and commuter pick up/drop off areas. The draft Statement proposes a new policy 2.4.3 which requires planning authorities to plan for intensification on lands that are adjacent to existing and planned frequent transit corridors. Frequent transit is a new term that was proposed in the 2023 Draft that will mean a public transit service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week.</p>	<p>Staff recommendation: Staff recommend the word “encouraged” in new Policy 2.4.2.3 be amended to direct municipalities to promote development and intensification within MTSA’s and to plan for the achievement of minimum density targets and to support the redevelopment of surface parking lots, ‘as appropriate’.</p> <p>Similarly, Policies 2.4.2.7, provides direction for the planning and design of MTSA’s be transit-supportive and achieve multi-modal access to stations and connections to nearby major trip generators, by providing connections to transit services and infrastructure to support a range of mobility needs. Staff recommend the use of the word “should” be changed to “shall, where feasible”.</p> <p>Policy 2.4.3 directs planning authorities to plan for intensification on lands adjacent to existing and planned frequent transit corridors, where appropriate.</p>
<p>Chapter 2 – Building Homes, Sustaining Strong & Competitive Communities</p> <p>2.8. - Employment Areas</p>	<p>Draft policy 2.8.1.1(d) encourages intensification of employment uses that are compatible with compact mixed-use development. The draft policy removes the previously proposed references to “office, retail, industrial, manufacturing and warehousing” as examples of such employment uses. The policy has been further modified to require planning authorities to promote economic development and competitiveness by addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.</p> <p>For lands outside of employment areas, draft policy 2.8.1.2 (remains unamended from the 2023 version) encourages the development of industrial, manufacturing, and small-scale warehousing uses that can be operated adjacent to sensitive land uses without causing adverse effects. This adjacency is encouraged within strategic growth areas and within other mixed-use areas where frequent transit service is available.</p> <p>Draft policy 2.8.1.3 proposes that residential, employment, public service facilities and other institutional uses be permitted “on lands for employment outside of employment areas” to support the achievement of complete communities.</p> <p>Proposal to remove the existing PPS 2020 policy requiring separation or mitigation from sensitive land uses within employment areas planned for industrial and manufacturing uses. Instead, draft policy 2.8.2.4 requires planning authorities to “maintain land use compatibility between sensitive land uses and employment areas” in accordance with the draft Statement’s land use compatibility policies “to maintain the long-term operational and economic viability of the planned uses and function of these areas.”</p> <p>Another significant change would modify the existing employment conversion policies by permitting planning authorities to remove lands from employment areas at any time (rather than through a municipal comprehensive review), only where it can be demonstrated that there is an identified need for the removal and the land is not required for employment area uses over the long term; the proposed uses would not negatively impact the overall viability of the employment area by avoiding, or where avoidance is not possible, minimizing</p>	<p>Staff Recommendations: Policy 2.8.1.1.d – deletes the end of the sentence after ‘mixed use development that incorporates compatible employment uses such as office, retail, industrial, manufacturing and warehousing’ which should be added back to the policy to make it clear that mixed use development in employment areas will need to be aligned with the permitted uses specified in the Planning Act for ‘areas of employment’.</p> <p>Policy 2.8.1.1.e should refer to the provincial guidelines with respect to land use compatibility which provides guidance on transition from employment areas to sensitive land uses.</p> <p>Policy 2.8.1.3: Staff are seeking clarity on this policy. This may undermine efforts to ensure there is no adverse impact to employment areas by permitting sensitive uses on transition lands without having undertaken the appropriate studies and analysis.</p> <p>Policy 2.8.2.2 – Staff have concerns that this policy as currently worded [ending which says ‘for the employment area uses that require those locations] which may undermine 2.8.1.1. How would this analysis be undertaken in terms of ‘requiring those locations?’</p> <p>Policy 2.8.2.3.d – Staff would like some clarity with this policy. Typically, ancillary uses are to the primary use. How does one define a use, or the need for said use, if it is ancillary to the whole employment area?</p> <p>Policy 2.8.2.3.e - How does one measure economic viability - if third party appeals are not permitted to official plans or OPAs, then an adjacent landowner would not be able to make this case? Onus is on the municipality to argue the adverse impact to economic viability.</p>

	<p>and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5; 2. maintaining access to major goods movement facilities and corridors; existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.</p> <p>The definition of employment area is proposed to be revised and now references the amended definition of “area of employment” in the Planning Act that was adopted through Bill 97 but is not yet in force. The draft Statement would define employment areas as, “those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with 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>Policy 2.8.2.4 How does a planning authority maintain land use compatibility – it puts the onus on the municipality rather than the applicant proposing sensitive uses? What studies would a municipality need to undertake to ensure long-term operations and economic viability for various industries?</p> <p>Policy 2.8.2.5 - The municipality has sufficient employment lands to accommodate projected <u>employment growth</u> to the horizon of the approved official plan.</p> <p>Definition of ‘Areas of Employment’: Currently, the Town’s official plan permits business and professional offices in the General Employment and Mixed Employment designations. The uses, if they do not meet the new employment area definition, can continue if such uses legally existed before the proposed changes come into effect. However, the Province suggests municipalities to formally recognize these uses through site-specific official plan amendments, should the municipality wish to allow these uses to continue in the employment area. Employment Area policies will be reviewed through the Town’s Official Plan Review and updated accordingly to meet the new definitions and policies.</p>
<p>3.1 – General Policies for Infrastructure and Public Service Facilities</p>	<p>Draft Policy 3.1.2 ‘Planning and investments in infrastructure and public service facilities should be prioritized to support strategic growth areas as focal areas for growth and development.’ – has been deleted.</p> <p>Draft Policy 3.1.4 has been amended, deleting the word ‘co-located’ so that public service facilities should be ‘planned and co-located with one another, along with parks and open space where appropriate’, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.</p>	<p>Staff are seeking clarity on why this policy has been deleted. Staff support prioritizing investments in hard and soft services to support strategic growth areas as focal areas for growth and development.</p> <p>Staff support this change which promotes co-location and community hubs.</p>
<p>3.5 - Land Use Compatibility</p>	<p>The draft Statement retains the proposed changes to land use compatibility policies contained in the 2023 Draft. The draft policies set out in section 3.5 would make it easier to establish sensitive land uses in the vicinity of existing or planned industrial, manufacturing “or other major facilities” that are vulnerable to encroachment.</p> <p>Draft policy 3.5.2 would eliminate current PPS 2020 requirements to demonstrate: an identified need for the proposed use; that alternative locations have been evaluated and there are no reasonable alternative locations; and that adverse effects to the proposed sensitive land use are minimized and mitigated. Instead, where it is not possible for major facilities and sensitive land uses to avoid potential adverse effects from odour, noise, and other contaminants, proposed adjacent sensitive land uses would only be required to demonstrate that potential impacts to industrial, manufacturing, or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards, and procedures.</p>	<p>Also see comments under ‘2.8 - Employment Areas’</p> <p>Staff recommend that the policies which provide criteria in the current PPS be maintained:</p> <p>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 uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated and if the following are demonstrated in accordance with provincial guidelines, standards and procedures:</p> <ul style="list-style-type: none"> a) there is an identified need for the proposed use; b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; c) adverse effects to the proposed sensitive land use are minimized and mitigated; and d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated
<p>3.6 - Sewage, Water and Stormwater</p>	<p>The draft Statement proposes to include policy 3.6.1 d) to require the consideration of opportunities to allocate and reallocate, if necessary, the unused system capacity of municipal water services and municipal sewage services to meet current and projected needs for an increased housing supply. The draft Statement also proposes to modify policy 3.6.5 to provide that partial services may be permitted within rural settlement areas, where new development will be serviced by individual on site water services in combination with municipal sewage services or private communal sewage services.</p>	<p>No comment.</p>
<p>4.1 - Natural Heritage</p>	<p>Aside from amending certain definitions, the 2023 Draft did not propose any changes to the natural heritage policies of the PPS 2020. The draft Statement similarly does not propose any changes. Natural heritage policies in the updated draft PPS remain the same as those contained in the PPS 2020. Natural features and areas continue to be protected for the long term. Development and site alterations continue to be prohibited in significant features such as, but not limited to significant wildlife habitat, significant areas of natural and scientific interest, certain portions of significant wetlands in the Canadian Shield, and certain significant woodlands.</p>	<p>No comment.</p>

4.2 - Water	A new proposed policy 4.2.3 would require large and fast-growing municipalities to undertake watershed planning, whereas pursuant to the 2023 Draft, “municipalities” would have merely been encouraged to do so. A new draft policy 4.2.4 provides that where planning is conducted by an upper-tier municipality that includes one or more lower-tier large and fast-growing municipalities, the upper-tier shall undertake watershed planning in partnership with lower-tier municipalities, including the lower-tier large and fast-growing municipalities	Requires municipal coordination with Conservation Authorities and the Region.
4.3 - Agriculture	The proposed policy framework speaks to encouraging a geographically continuous agricultural land base through an agricultural system approach but will no longer require municipalities to use the provincially mapped Agricultural System. Municipalities will still be required to designate and protect prime agricultural areas for long-term use. However, it will be easier to establish more housing within prime agricultural lands.	Recommendation: Staff do not support these changes as it could lead to fragmentation of agricultural lands. While these policies may not impact lands within Newmarket directly, they can impact surrounding municipalities and lead to inefficient land development just outside of Newmarket’s borders.
5.2 - Natural Hazards	Draft policy 5.2.1 has been carried over from the PPS 2020, but would require planning authorities to collaborate with conservation authorities, where they exist, to identify hazardous lands and hazardous sites, and manage development in these areas in accordance with provincial guidance.	Recommendation: Staff support collaborating with conservation authorities to identify and manage hazardous sites in accordance with provincial guidelines.
5.3 - Human-Made Hazards	The draft Statement proposes to remove the current PPS 2020 policy requiring planning authorities to support, where feasible, on-site and local reuse of excess soil through planning and development approvals while protecting human health and the environment. The draft Statement also proposes to amend policy 5.3.2 to provide that sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use, such that there will be no adverse effect.	
Implementation and Interpretation	<p>Draft policy 6.1.6 would explicitly require planning authorities to keep their zoning by-laws and official plans up to date with the draft Statement by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development.</p> <p>Draft policy 6.1.7 would provide that where a planning authority must decide on a planning matter before its official plan has been updated to be consistent with the draft Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the draft Statement. Policy 6.1.12 of the draft Statement proposes to carry over a policy from the Growth Plan which provides that density targets represent minimum standards and planning authorities are encouraged to go beyond these minimum targets, where appropriate.</p> <p>Draft policy 6.1.13 would require minimum density targets to be revisited at the time of each official plan update. The policy of the PPS 2020 which provides that “the official plan is the most important vehicle for implementing [the] Provincial Policy Statement” is still proposed to be removed but would remain part of the draft Statement’s non-policy preamble.</p>	Recommendation: Staff recommend that the policy of the PPS, 2020 which provides that “the official plan is the most important vehicle for implementing [the] Provincial Policy Statement” which would now remain part of the draft Statement’s non-policy preamble be maintained as a policy.
Co-ordination	The draft Statement proposes to include two new policies, policy 6.2.5 and 6.2.6, which direct planning authorities to collaborate with publicly assisted post-secondary institutions to facilitate early and integrated planning for student housing and to develop a strategy that includes consideration of off-campus housing targeted to students.	Recommendation: the new policies align with changes in the Planning Act which would require early planning for student housing and the development of a strategy. However, if student housing would no longer be subject to a planning process under the Planning Act, Staff are unclear under which process under the Planning Act a student housing strategy would be required and reviewed? What is the implementation mechanism to enforce the strategy?
Defined Terms	New defined terms which are not currently included in the PPS 2020 include: additional needs housing (formerly special needs housing); agricultural impact assessment; compact built form; frequent transit; higher order transit; large and fast-growing municipalities; low-impact development; major transit station area; major trip generators; strategic growth areas; transit service integration; urban growth areas; watershed planning; and water resource system. The draft Statement also proposes the inclusion of definitions for the terms affordable, designated growth areas, energy storage system, low- and moderate-income households and urban agriculture which were not included in the 2023 draft. The draft Statement would also modify a number of existing definitions. While most modifications are for the purpose of clarification and housekeeping, other changes could have more significant impacts.	<p>Recommendation: The definition of “negative impacts” largely remains the same when the term is used in relation to natural features (i.e., quality and quantity of water; fish habitat, natural heritage features and area). Negative impacts relating to fish habitat, and natural heritage features and area were removed from the definition in the 2023 draft PPS but have been added back in the updated draft PPS with the same language found in PPS 2020.</p> <p>Staff comments from the 2023 PPS that remain the same: Like “negative impacts”, the definition of “significant” also remains generally the same when it is used in relation to natural heritage features such as wetlands, woodlands, area that has mineral potential, and other features and areas. The proposed change occurs where references to Ontario Ministry of Natural Resources and Forestry (MNRF) are proposed to be replaced with “the Province”. Specifically, it is defined in the term “significant” that significant wetlands, coastal wetlands, and areas of natural and scientific interests are currently identified by the MNRF. Also, part of the definition of “significant” is criteria and procedures in determining significance of woodlands are also identified by the MNRF. The proposed change to replace MNRF with “the Province” as the body that identifies/evaluates the significance of the above noted features creates uncertainties</p>

		<p>as to which ministry will be responsible for such determination (still refers to the Province). Furthermore, it is also unclear if this change would affect the criteria and procedures in determining significant woodlands established by the MNRF.</p> <p>Another change to the definition of "significant" is the removal of resources that have cultural heritage value or archaeological interest determined through the Ontario Heritage Act from the defined term. Cultural heritage properties or heritage conservation districts that are designated under the Ontario Heritage Act, or properties with known archaeological resources in accordance with the Ontario Heritage Act are already defined as "protected heritage property" in PPS 2020 and remain as such in the updated draft PPS. Staff recommend that subsection 'e' regarding cultural heritage resources and archaeology from the PPS 2020 definition be maintained.</p>
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