

Proposed Modifications / Comments by SmartCentres – October 21, 2019

Provincial Policy Statement (2014)		
Existing Text	Suggested Changes by Province	Suggested Further Changes
<p>1.1.1 Healthy, liveable and safe communities are sustained by:</p> <ul style="list-style-type: none"> a. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b. accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; c. avoiding development and land use patterns which may cause environmental or public health and safety concerns; d. avoiding development and land use patterns that would prevent the efficient expansion of <i>settlement areas</i> in those areas which are adjacent or close to <i>settlement areas</i>; 	<p>1.1.1 - Healthy, liveable and safe communities are sustained by:</p> <ul style="list-style-type: none"> a. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b. accommodating an appropriate range and mix of residential (including second <u>additional residential</u> units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term need; c. avoiding development and land use patterns which may cause environmental or public health and safety concerns; d. avoiding development and land use patterns that would prevent the efficient expansion of <i>settlement areas</i> in those areas which are adjacent or close to <i>settlement areas</i>; e. promoting <u>the integration of land use planning, growth management and infrastructure planning to achieve</u> cost- 	

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<p>e. promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;</p> <p>f. improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;</p> <p>g. ensuring that necessary <i>infrastructure</i>, electricity generation facilities and transmission and distribution systems, and <i>public service facilities</i> are or will be available to meet current and projected needs; and</p> <p>h. promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.</p>	<p>effective development patterns and standards to minimize land consumption and servicing costs;</p> <p>f. improving accessibility for persons with disabilities and older persons by identifying, preventing and removing <u>addressing</u> land use barriers which restrict their full participation in society;</p> <p>g. ensuring that necessary <i>infrastructure</i>, electricity generation facilities and transmission and distribution systems, and <i>public service facilities</i> are or will be available to meet current and projected needs; and</p> <p><u>h.</u> promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate;</p> <p>h.i. <u>preparing for the regional and local impacts of a changing climate.</u></p>	
<p>1.1.2 - 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 up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a <i>provincial plan</i>, that time frame may be used for municipalities within the area.</p>	<p>1.1.2 - 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 up to 20 years, <u>in accordance with the provincial guidelines</u>. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a <i>provincial plan</i>, that time frame may be used for municipalities within the area.</p>	

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<p>Within <i>settlement areas</i>, sufficient land shall be made available through <i>intensification</i> and <i>redevelopment</i> and, if necessary, <i>designated growth areas</i>.</p> <p>Nothing in policy 1.1.2 limits the planning for <i>infrastructure</i> and <i>public service facilities</i> beyond a 20-year time horizon.</p>	<p>Within <i>settlement areas</i>, sufficient land shall be made available through <i>intensification</i> and <i>redevelopment</i> and, if necessary, <i>designated growth areas</i>.</p> <p>Nothing in policy 1.1.2 limits the planning for <i>infrastructure</i> and <i>public service facilities</i> <u>and employment areas</u> beyond a 20-year time horizon.</p>	
1.1.3 Settlement Areas		
1.1.3.1 - <i>Settlement areas</i> shall be the focus of growth and development, and their vitality and regeneration shall be promoted.	1.1.3.1 - <i>Settlement areas</i> shall be the focus of growth and development, and their vitality and regeneration shall be promoted.	
<p>1.1.3.2 - Land use patterns within <i>settlement areas</i> shall be based on:</p> <p>a. densities and a mix of land uses which:</p> <ol style="list-style-type: none"> efficiently use land and resources; are appropriate for, and efficiently use, the <i>infrastructure</i> and <i>public service facilities</i> which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; minimize negative impacts to air quality and climate change, and promote energy efficiency; support <i>active transportation</i>; are <i>transit-supportive</i>, where transit is planned, exists or may be 	<p>1.1.3.2 - Land use patterns within <i>settlement areas</i> shall be based on <u>densities and a mix of land uses which</u>:</p> <p>a) densities and a mix of land uses which:</p> <ol style="list-style-type: none"> efficiently use land and resources; are appropriate for, and efficiently use, the <i>infrastructure</i> and <i>public service facilities</i> which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; minimize negative impacts to air quality and climate change, and promote energy efficiency; <u>prepare for the impacts of a changing climate;</u> 	

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<p>developed; and</p> <p>6. are <i>freight-supportive</i>; and</p> <p>b. a range of uses and opportunities for <i>intensification</i> and <i>redevelopment</i> in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</p>	<p>54.support <i>active transportation</i>;</p> <p>65.are <i>transit-supportive</i>, where transit is planned, exists or may be developed; and</p> <p>76.are <i>freight-supportive</i>; and</p> <p>b) <u>land use patterns within settlement areas shall also be based on</u> a range of uses and opportunities for <i>intensification</i> and <i>redevelopment</i> in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</p>	
<p>1.1.3.3 - Planning authorities shall identify appropriate locations and promote opportunities for <i>intensification</i> and <i>redevelopment</i> where this can be accommodated taking into account existing building stock or areas, including <i>brownfield sites</i>, and the availability of suitable existing or planned <i>infrastructure</i> and <i>public service facilities</i> required to accommodate projected needs.</p> <p><i>Intensification</i> and <i>redevelopment</i> shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p>	<p>1.1.3.3 - Planning authorities shall identify appropriate locations and promote opportunities for <i>intensification</i> and <i>redevelopment</i> where this can be accommodated taking into account existing building stock or areas, including <i>brownfield sites</i>, and the availability of suitable existing or planned <i>infrastructure</i> and <i>public service facilities</i> required to accommodate projected needs.</p> <p><i>Intensification</i> and <i>redevelopment</i> shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p>	
<p>1.1.3.4 - Appropriate development standards should be promoted which facilitate <i>intensification</i>, <i>redevelopment</i> and compact form, while avoiding or</p>		

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mitigating risks to public health and safety.		
1.1.3.5 - Planning authorities shall establish and implement minimum targets for <i>intensification</i> and <i>redevelopment</i> within built-up areas, based on local conditions. However, where provincial targets are established through <i>provincial plans</i> , the provincial target shall represent the minimum target for affected areas.		
1.1.3.6 - New development taking place in <i>designated growth areas</i> should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, <i>infrastructure</i> and <i>public service facilities</i> .	1.1.3.6 - New development taking place in <i>designated growth areas</i> should occur adjacent to the existing built-up area and should shall have a compact form, mix of uses and densities that allow for the efficient use of land, <i>infrastructure</i> and <i>public service facilities</i> .	
1.1.3.7 - Planning authorities shall establish and implement phasing policies to ensure: a. that specified targets for <i>intensification</i> and <i>redevelopment</i> are achieved prior to, or concurrent with, new development within <i>designated growth areas</i> ; and, b. the orderly progression of development within <i>designated growth areas</i> and the timely provision of the <i>infrastructure</i> and <i>public service facilities</i> required to meet current and projected needs.	1.1.3.7 Planning authorities should shall establish and implement phasing policies to ensure: a. that specified targets for <i>intensification</i> and <i>redevelopment</i> are achieved prior to, or concurrent with, new development within <i>designated growth areas</i> ; and b. the orderly progression of development within <i>designated growth areas</i> and the timely provision of the <i>infrastructure</i> and <i>public service facilities</i> required to meet current and projected needs.	

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<p>1.1.3.8 - A planning authority may identify a <i>settlement area</i> or allow the expansion of a <i>settlement area</i> boundary only at the time of a <i>comprehensive review</i> and only where it has been demonstrated that:</p> <ul style="list-style-type: none"> a. sufficient opportunities for growth are not available through <i>intensification, redevelopment and designated growth areas</i> to accommodate the projected needs over the identified planning horizon; b. the <i>infrastructure and public service facilities</i> which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c. in <i>prime agricultural areas</i>: <ul style="list-style-type: none"> 1. the lands do not comprise <i>specialty crop areas</i>; 2. alternative locations have been evaluated, and <ul style="list-style-type: none"> i. there are no reasonable alternatives which avoid <i>prime agricultural areas</i>; and ii. there are no reasonable alternatives on lower priority 	<p>1.1.3.8 A planning authority may identify a <i>settlement area</i> or allow the expansion of a <i>settlement area</i> boundary only at the time of a <i>comprehensive review</i> and only where it has been demonstrated that:</p> <ul style="list-style-type: none"> a. sufficient opportunities for growth are not available through <i>intensification, redevelopment and designated growth areas</i> to accommodate the projected needs over the identified planning horizon; b. the <i>infrastructure and public service facilities</i> which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c. in <i>prime agricultural areas</i>: <ul style="list-style-type: none"> 1. the lands do not comprise <i>specialty crop areas</i>; 2. alternative locations have been evaluated, and, <ul style="list-style-type: none"> i. there are no reasonable alternatives which avoid <i>prime agricultural areas</i>; and ii. there are no reasonable alternatives on lower priority 	<p>1.1.3.8 A planning authority may identify a <i>settlement area</i> or allow the expansion of a <i>settlement area</i> boundary only at the time of a comprehensive review <i>and only</i> where it has been demonstrated that:</p> <ul style="list-style-type: none"> a. sufficient opportunities for growth are not available through <i>intensification, redevelopment and designated growth areas</i> to accommodate the projected needs over the identified planning horizon; b. the <i>infrastructure and public service facilities</i> which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c. in <i>prime agricultural areas</i>: <ul style="list-style-type: none"> 1. the lands do not comprise <i>specialty crop areas</i>; 2. alternative locations have been evaluated, and, <ul style="list-style-type: none"> i. there are no reasonable alternatives which avoid <i>prime agricultural areas</i>; and ii. there are no reasonable alternatives on lower priority agricultural lands in <i>prime agricultural areas</i>; d. the new or expanding <i>settlement area</i> is in compliance with the <i>minimum distance</i>

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<p>agricultural lands in <i>prime agricultural areas</i>;</p> <p>d. the new or expanding <i>settlement area</i> is in compliance with the <i>minimum distance separation formulae</i>; and</p> <p>e. impacts from new or expanding <i>settlement areas</i> on agricultural operations which are adjacent or close to the <i>settlement area</i> are mitigated to the extent feasible.</p> <p>In determining the most appropriate direction for expansions to the boundaries of <i>settlement areas</i> or the identification of a <i>settlement area</i> by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p>	<p>agricultural lands in <i>prime agricultural areas</i>;</p> <p>d. the new or expanding <i>settlement area</i> is in compliance with the <i>minimum distance separation formulae</i>; and</p> <p>e. impacts from new or expanding <i>settlement areas</i> on agricultural operations which are adjacent or close to the <i>settlement area</i> are <u>avoided, and where avoidance is not possible, impacts are minimized and</u> mitigated to the extent feasible <u>in accordance with provincial guidelines</u>.</p> <p><u>In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.</u> In determining the most appropriate direction for expansions to the boundaries of <i>settlement areas</i> or the identification of a <i>settlement area</i> by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p>	<p><i>separation formulae</i>; and</p> <p>e. impacts from new or expanding <i>settlement areas</i> on agricultural operations which are adjacent or close to the <i>settlement area</i> are <u>avoided, and where avoidance is not possible, impacts are minimized and</u> mitigated to the extent feasible <u>in accordance with provincial guidelines</u>.</p> <p><u>In undertaking a comprehensive review of settlement boundary request the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.</u> In determining the most appropriate direction for expansions to the boundaries of <i>settlement areas</i> or the identification of a <i>settlement area</i> by a planning decisions will be guided by the other policies contained herein. authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p>
	<p><u>Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensice review provided:</u></p>	<p>Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensice review provided:</p>

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	<ul style="list-style-type: none"> a. <u>there would be no net increase in land within the settlement areas;</u> b. <u>the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality;</u> c. <u>prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e)</u> d. <u>the settlement area to which lands would be added is appropriately serviced are there is sufficient reserve infrastructure capacity to service the lands.</u> 	<ul style="list-style-type: none"> a. there would be no net increase in land within the settlement areas; b. the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality; c. prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e) d. a. the settlement area to which lands would be added is appropriately serviced are there is sufficient reserve infrastructure capacity to service the lands.
<p>1.1.4.1 - Healthy, integrated and viable rural areas should be supported by:</p> <ul style="list-style-type: none"> a. building upon rural character, and leveraging rural amenities and assets; b. promoting regeneration, including the redevelopment of <i>brownfield sites</i>; c. accommodating and appropriate range and mix of housing in rural <i>settlement areas</i>; d. encouraging the conservation and redevelopment of existing rural housing stock on <i>rural lands</i>; e. using rural <i>infrastructure</i> and <i>public service facilities</i> efficiently; f. promoting diversification of the economic base and employment 		

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<p>opportunities through goods and services, including value-added products and the sustainable management of resources;</p> <p>g. providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;</p> <p>h. conserving biodiversity and considering the ecological benefits provided by nature; and</p> <p>i. providing opportunities for economic activities in <i>prime agricultural areas</i>, in accordance with policy 2.3.</p>		
1.1.4.2 - In <i>rural areas</i> , <i>rural settlement areas</i> shall be the focus of growth and development and their vitality and regeneration shall be promoted.		
1.1.4.3 - When directing development in <i>rural settlement areas</i> in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.		
1.1.4.4 - Growth and development may be directed to <i>rural lands</i> in accordance with policy 1.1.5, including where a municipality does not have a <i>settlement area</i> .		
1.1.5 Rural lands in municipalities		
1.1.5.1 - When directing development on <i>rural lands</i> , a planning authority shall apply the relevant policies of Section 1: Building		

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Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.		
1.1.5.2 - On <i>rural lands</i> located in municipalities, permitted uses are: <ul style="list-style-type: none"> a. the management or use of resources; b. resource-based recreational uses (including recreational dwellings); c. limited residential development; d. home occupations and home industries; e. cemeteries; and f. other rural land uses. 	1.1.5.2 - On <i>rural lands</i> located in municipalities, permitted uses are: <ul style="list-style-type: none"> a. the management or use of resources; b. resource-based recreational uses (including recreational dwellings); c. limited residential development; d. home occupations and home industries; e. cemeteries; and, <u>f. other rural land uses.</u> <p><u><i>Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.</i></u></p>	
1.1.5.3 - Recreational, tourism and other economic opportunities should be promoted.		
1.1.5.4 - Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.		
1.1.5.5 - Development shall be appropriate to the <i>infrastructure</i> which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this <i>infrastructure</i> .		
1.1.5.6 - Opportunities should be retained		

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to locate new or expanding land uses that require separation from other uses.		
1.1.5.7 - Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.		
1.1.5.8 - <i>Agricultural uses, agriculture related uses, on-farm diversified uses and normal farm practices</i> should be promoted and protected in accordance with provincial standards.	1.1.5.8 - Agricultural uses, agriculture related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.	
1.1.5.9 - New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the <i>minimum distance separation formulae</i> .	1.1.5. 89 - New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the <i>minimum distance separation formulae</i> .	
1.1.6 Territory without municipal organization		
1.1.6.1 - On <i>rural lands</i> located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings).		
1.1.6.2 - Development shall be appropriate to the <i>infrastructure</i> which is planned or available, and avoid the need for the		

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unjustified and/or uneconomical expansion of this <i>infrastructure</i> .		
1.1.6.3 - The establishment of new permanent townsites shall not be permitted.		
1.1.6.4 - In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings) shall be permitted. Other uses may only be permitted if: <ul style="list-style-type: none"> a. the area forms part of a planning area; b. the necessary <i>infrastructure</i> and <i>public service facilities</i> are planned or available to support the development and are financially viable over their life cycle; and c. it has been determined, as part of a <i>comprehensive review</i>, that the impacts of development will not place an undue strain on the <i>public service facilities</i> and <i>infrastructure</i> provided by adjacent municipalities, regions and/or the Province. 		
1.2 Coordination		
1.2.1 - A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within	1.2.1 - A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within	

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<p>municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:</p> <ul style="list-style-type: none"> a. managing and/or promoting growth and development; b. economic development strategies; c. managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources; d. <i>infrastructure</i>, electricity generation facilities and transmission and distribution systems, <i>multimodal transportation systems</i>, <i>public service facilities</i> and <i>waste management systems</i>; e. ecosystem, shoreline, watershed, and Great Lakes related issues; f. natural and human-made hazards; g. population, housing and employment projections, based on <i>regional market areas</i>; and h. addressing housing needs in accordance with provincial policy statements such as the Ontario Housing Policy Statement. 	<p>municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:</p> <ul style="list-style-type: none"> a. managing and/or promoting growth and development that is integrated with infrastructure planning; b. economic development strategies; c. managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources; d. infrastructure, electricity generation facilities and transmission and distribution systems, <i>multimodal transportation systems</i>, <i>public service facilities</i> and <i>waste management systems</i>; e. ecosystem, shoreline, watershed, and Great Lakes related issues; f. natural and human-made hazards; g. population, housing and employment projections, based on <i>regional market areas</i>; and h. addressing housing needs in accordance with provincial policy statements such as the Policy Statement Manager Housing and Homelessness PlansOntario Housing Policy Statement. 	
<p>1.2.2 - Planning authorities are encouraged to coordinate planning</p>	<p>1.2.2 - Planning authorities shall engage with Indigenous communities and coordinate on land</p>	

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matters with Aboriginal communities.	use planning matters are encouraged to coordinate planning matters with_ Aboriginal communities.	
1.2.3 - Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.		
1.2.4 - Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall: <ul style="list-style-type: none"> a. identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect <i>provincial plans</i> where these exist; b. identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes; c. identify targets for <i>intensification</i> and <i>redevelopment</i> within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of 	1.2.4 - Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall: <ul style="list-style-type: none"> a. identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect <i>provincial plans</i> where these exist <u>and in accordance with provincial guidelines</u>; b. identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes; c. identify targets for <i>intensification</i> and <i>redevelopment</i> within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of <i>settlement areas</i> is permitted in 	

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<p>the boundaries of <i>settlement areas</i> is permitted in accordance with policy 1.1.3.8;</p> <p>d. where transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors, including minimum targets that should be met before expansion of the boundaries of <i>settlement areas</i> is permitted in accordance with policy 1.1.3.8; and</p> <p>e. identify and provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.</p>	<p>accordance with policy 1.1.3.8</p> <p>d. where transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors, including minimum targets that should be met before expansion of the boundaries of <i>settlement areas</i> is permitted in accordance with policy 1.1.3.8; and</p> <p>e. identify and provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.</p>	
<p>1.2.5 - Where there is no upper-tier municipality, planning authorities shall ensure that policy 1.2.4 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities.</p>		
<p>1.2.6 Land use compatibility</p>		
<p>1.2.6.1 - <i>Major facilities and sensitive land uses</i> should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate <i>adverse effects</i> from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of <i>major facilities</i>.</p>	<p>1.2.6.1 - <i>Major facilities and sensitive land uses</i> shall<u>should</u> be planned <u>and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate</u> <i>adverse effects</i> from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term <u>operational and economic</u> viability of</p>	

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	<i>major facilities in accordance with provincial guidelines, standards and procedures.</i>	
	<u>1.2.6.2 - Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall ensure that the planning and development of <i>sensitive land uses</i> adjacent to existing or planned industrial, manufacturing, or other uses that are particularly vulnerable to encroachment are only permitted if alternative locations for the proposed <i>sensitive land uses</i> have been evaluated and there are no reasonable alternative locations, and potential impacts of these uses are minimized and mitigated, in accordance shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential <i>adverse effects</i> from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of <i>major facilities</i> in accordance with provincial guidelines, standards and procedures.</u>	1.2.6.2—Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall ensure that the planning and development of <i>sensitive land uses</i> adjacent to existing or planned industrial, manufacturing, or other uses that are particularly vulnerable to encroachment are only permitted if alternative locations for the proposed <i>sensitive land uses</i> have been evaluated and there are no reasonable alternative locations, and potential impacts of these uses are minimized and mitigated, in accordance shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential <i>adverse effects</i> from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of <i>major facilities</i> in accordance with provincial guidelines, standards and procedures.
1.3 Employment		
1.3.1 - Planning authorities shall promote economic development and competitiveness by: a. providing for an appropriate mix and range of employment and institutional uses to meet long-term	1.3.1 - Planning authorities shall promote economic development and competitiveness by: a. providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;	

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<p>needs;</p> <p>b. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</p> <p>c. encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and</p> <p>d. ensuring the necessary <i>infrastructure</i> is provided to support current and projected needs.</p>	<p><u>b.</u> providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</p> <p>b-c. <u>providing an appropriate transition between major employment areas and adjacent non-employment areas to maintain land use compatibility in accordance with provincial guidelines, standards and procedures;</u></p> <p>c-d. <u>facilitating 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;</u></p> <p>ee) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and</p> <p><u>fe)</u> ensuring the necessary <i>infrastructure</i> is provided to support current and</p>	
1.3.2 Employment areas		
1.3.2.1 - Planning authorities shall plan for, protect and preserve <i>employment</i>		

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areas for current and future uses and ensure that the necessary <i>infrastructure</i> is provided to support current and projected needs.		
	<p><u>1.3.2.2 - At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of that employment area.</u></p> <p><u>Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operation and economic viability of the planned uses and function of that areas.</u></p>	
	<p><u>1.3.2.3 - Within employment areas planned for industrial and manufacturing uses, planning authorities shall prohibit residential and institutional uses and restrict other employment uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.</u></p>	<p>1.3.2.3 - Within employment areas planned for industrial and manufacturing uses, planning authorities shall prohibit residential and institutional uses and restrict other employment uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.</p>
1.3.2.2 - Planning authorities may permit conversion of lands within <i>employment areas</i> to non-employment uses through a <i>comprehensive review</i> , only where it has	1.3.2.42 - Planning authorities may permit conversion of lands within <i>employment areas</i> to non-employment uses through a <i>comprehensive review</i> , only where it has been demonstrated that	1.3.2.42 - Planning authorities may permit non-employment uses conversion of lands within <i>employment areas</i> to non-employment uses through an <u>Official Plan Amendment</u> where comprehensive review, only where it

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been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.	the land is not required for employment purposes over the long term and that there is a need for the conversion.	<p>has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.</p> <p>a) <u>there is a need for the conversion;</u> b) <u>the proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan;</u> c) <u>there are existing or planned infrastructure and public service facilities to accommodate the proposed uses; and</u> d) <u>maintain a significant number of jobs on those lands through the establishment of development criteria.</u></p> <p><u>Where lands are within an employment area located within a Major Transit Station Area, the addition of non-employment uses is permitted provided policy 1.3.2.4 b), c) and d) are satisfied.</u></p>
1.3.2.3 - Planning authorities shall protect <i>employment areas</i> in proximity to <i>major goods movement facilities and corridors</i> for employment uses that require those locations.	1.3.2. 35 – Planning authorities shall protect <i>employment areas</i> in proximity to <i>major goods movement facilities and corridors</i> for employment uses that require those locations.	
1.3.2.4 - Planning authorities may plan beyond 20 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.	1.3.2. 46 - Planning authorities may plan beyond 20 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.	

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1.4 Housing		
<p>1.4.1 - To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the <i>regional market area</i>, planning authorities shall:</p> <ul style="list-style-type: none"> a. maintain at all times the ability to accommodate residential growth for a minimum of 10 years through <i>residential intensification</i> and <i>redevelopment</i> and, if necessary, lands which are <i>designated and available</i> for residential development; and b. maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate <i>residential intensification</i> and <i>redevelopment</i>, and land in draft approved and registered plans. 	<p>1.4.1 To provide for an appropriate range and mix of housing optiontypes and densities required to meet projected requirements of current and future residents of the <i>regional market area</i>, planning authorities shall:</p> <ul style="list-style-type: none"> a. maintain at all times the ability to accommodate residential growth for a minimum of 10 years through <i>residential intensification</i> and <i>redevelopment</i> and, if necessary, lands which are <i>designated and available</i> for residential development; and b. maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate <i>residential intensification</i> and <i>redevelopment</i>, and land in draft approved and registered plans. 	
<p>1.4.2 - Where planning is conducted by an upper-tier municipality:</p> <ul style="list-style-type: none"> a. the land and unit supply maintained by the lower-tier municipality identified in policy 		

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<p>1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and</p> <p>b. the allocation of population and units by the upper-tier municipality shall be based on and reflect <i>provincial plans</i> where these exist.</p>		
<p>1.4.3 - Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the <i>regional market area</i> by:</p> <p>a. establishing and implementing minimum targets for the provision of housing which is <i>affordable to low and moderate income households</i>. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;</p> <p>b. permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including 	<p>1.4.3 - Planning authorities shall provide for an appropriate range and mix of housing option^{types} and densities to meet projected needs requirements of current and future residents of the <i>regional market area</i> by:</p> <p>a. establishing and implementing minimum targets for the provision of housing which is <i>affordable to low and moderate income households</i> <u>and which aligns with applicable housing and homelessness plans</u>. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;</p> <p>b. permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all forms of housing required to meet the social, health and well-being requirements of current 	

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<p><i>special needs</i> requirements; and</p> <p>2. all forms of <i>residential intensification</i>, including second units, and <i>redevelopment</i> in accordance with policy 1.1.3.3;</p> <p>c. directing the development of new housing towards locations where appropriate levels of <i>infrastructure</i> and <i>public service facilities</i> are or will be available to support current and projected needs;</p> <p>d. promoting densities for new housing which efficiently use land, resources, <i>infrastructure</i> and <i>public service facilities</i>, and support the use of <i>active transportation</i> and transit in areas where it exists or is to be developed; and</p> <p>e. establishing development standards for <i>residential intensification</i>, <i>redevelopment</i> and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.</p>	<p>and future residents, including <i>special needs</i> requirements and needs arising from demographic changes; and</p> <p>2. all types forms of <i>residential intensification</i>, including additional residentialsecond units, and</p> <p>3. <i>redevelopment</i> in accordance with policy 1.1.3.3;</p> <p>c. directing the development of new housing towards locations where appropriate levels of <i>infrastructure</i> and <i>public service facilities</i> are or will be available to support current and projected needs;</p> <p>d. promoting densities for new housing which efficiently use land, resources, <i>infrastructure</i> and <i>public service facilities</i>, and support the use of <i>active transportation</i> and transit in areas where it exists or is to be developed; and</p> <p>e. establishing development standards for <i>residential intensification</i>, <i>redevelopment</i> and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.</p>	

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1.5 Public spaces, recreation, parks, trails and open space		
1.5.1 - Healthy, active communities should be promoted by: <ul style="list-style-type: none"> a. planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate <i>active transportation</i> and community connectivity; b. planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for <i>recreation</i>, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources; c. providing opportunities for public access to shorelines; and d. recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas. 		
1.6 Infrastructure and public service facilities		
1.6.1 - <i>Infrastructure</i> , electricity generation facilities and transmission and distribution systems, and <i>public service facilities</i> shall be provided in a coordinated, efficient and cost-effective	1.6.1 - <i>Infrastructure</i> , electricity generation facilities and transmission and distribution systems, and <i>public service facilities</i> shall be provided in a <u>n coordinated,</u> efficient and cost-effective manner that <u>prepares for the impacts of</u>	

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<p>manner that considers impacts from climate change while accommodating projected needs.</p> <p>Planning for <i>infrastructure</i>, electricity generation facilities and transmission and distribution systems, and <i>public service facilities</i> shall be coordinated and integrated with land use planning so that they are:</p> <ul style="list-style-type: none"> a. financially viable over their life cycle, which may be demonstrated through asset management planning; and b. available to meet current and projected needs. 	<p>a changing climate considers impacts from climate change while accommodating projected needs.</p> <p>Planning for <i>infrastructure</i>, electricity generation facilities and transmission and distribution systems, and <i>public service facilities</i> shall be coordinated and integrated with land use planning and growth management so that they are:</p> <ul style="list-style-type: none"> a. financially viable over their life cycle, which may be demonstrated through asset management planning; and b. available to meet current and projected needs. 	
1.6.2 - Planning authorities should promote <i>green infrastructure</i> to complement <i>infrastructure</i> .		
<p>1.6.3 - Before consideration is given to developing new <i>infrastructure</i> and <i>public service facilities</i>:</p> <ul style="list-style-type: none"> a. the use of existing <i>infrastructure</i> and <i>public service facilities</i> should be optimized; and b. opportunities for adaptive re-use should be considered, wherever feasible. 		
1.6.4 - <i>Infrastructure</i> and <i>public service facilities</i> should be strategically located to		

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support the effective and efficient delivery of emergency management services.		
1.6.5 - <i>Public service facilities</i> should be co-located in community hubs, where appropriate, to promote cost effectiveness and facilitate service integration, access to transit and <i>active transportation</i> .		
1.6.6 Sewage, water and stormwater		
1.6.6.1 - Planning for <i>sewage and water services</i> shall: <ul style="list-style-type: none"> a. direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing: <ol style="list-style-type: none"> 1. <i>municipal sewage services and municipal water services</i>; and 2. <i>private communal sewage services and private communal water services</i>, where <i>municipal sewage services and municipal water services</i> are not available; b. ensure that these systems are provided in a manner that: <ol style="list-style-type: none"> 1. can be sustained by the water resources upon which such services rely; 2. is feasible, financially viable and complies with all regulatory requirements; and 3. protects human health and the natural environment; c. promote water conservation and 	1.6.1 - Planning for <i>sewage and water services</i> shall: <ul style="list-style-type: none"> a. direct and accommodate <u>forecasted expected</u> growth or development in a manner that promotes the efficient use and optimization of existing: <ol style="list-style-type: none"> 1. <i>municipal sewage services and municipal water services</i>; and 2. <i>private communal sewage services and private communal water services</i>, where <i>municipal sewage services and municipal water services</i> are not available <u>or feasible</u>; b. ensure that these systems are provided in a manner that: <ol style="list-style-type: none"> 1. can be sustained by the water resources upon which such services rely; 2. <u>prepare for the impacts of a changing climate; and</u> 3. is feasible, <u>and</u> financially viable <u>over their lifecycle; and complies with all regulatory requirements;</u> 	

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<p>water use efficiency;</p> <p>d. integrate servicing and land use considerations at all stages of the planning process; and</p> <p>e. be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.</p>	<p>and protects human health and safety, property, and the natural environment;</p> <p>c. promote water conservation and water use efficiency;</p> <p>d. integrate servicing and land use considerations at all stages of the planning process; and</p> <p>e. be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.</p>	
<p>1.6.6.2 - Municipal sewage services and <i>municipal water services</i> are the preferred form of servicing for <i>settlement areas</i>. <i>Intensification and redevelopment</i> within <i>settlement areas</i> on existing <i>municipal sewage services</i> and <i>municipal water services</i> should be promoted, wherever feasible.</p>	<p>1.6.6.2 - <i>Municipal sewage services</i> and <i>municipal water services</i> are the preferred form of servicing for <i>settlement areas</i> to support protection of the environment and minimize potential risks to public health and safety. <i>Intensification and redevelopment</i> within <i>settlement areas</i> on existing <i>municipal sewage services</i> and <i>municipal water services</i> should be promoted, wherever feasible. Within <i>settlement areas</i> with existing <i>municipal sewage services</i> and <i>municipal water services</i>, intensification and</p>	

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	redevelopment shall be promoted wherever feasible to optimize the use of the services.	
1.6.6.3 - Where <i>municipal sewage services</i> and <i>municipal water services</i> are not provided, municipalities may allow the use of <i>private communal sewage services</i> and <i>private communal water services</i> .	1.6.6.3 - Where <i>municipal sewage services</i> and <i>municipal water services</i> are not provided available, planned or feasible , municipalities may allow the use of <i>private communal sewage services</i> and <i>private communal water services</i> area the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to public health and safety.	
1.6.6.4 - Where <i>municipal sewage services</i> and <i>municipal water services</i> or <i>private communal sewage services</i> and <i>private communal water services</i> are not provided, <i>individual on-site sewage services</i> and <i>individual on-site water services</i> may be used provided that site conditions are suitable for the long term provision of such services with no <i>negative impacts</i> . In <i>settlement areas</i> , these services may only be used for infilling and minor rounding out of existing development.	1.6.6.4 - Where <i>municipal sewage services</i> and <i>municipal water services</i> or <i>private communal sewage services</i> and <i>private communal water services</i> are not provided available, planned or feasible , <i>individual on-site sewage services</i> and <i>individual on-site water services</i> may be used provided that site conditions are suitable for the long-term provision of such services with no <i>negative impacts</i> . In <i>settlement areas</i> , individual on-site sewage services and individual on-site water services these services may only be used for infilling and minor rounding out of existing development.	1.6.6.4 - Where <i>municipal sewage services</i> and <i>municipal water services</i> or <i>private communal sewage services</i> and <i>private communal water services</i> are not provided available, planned or feasible , <i>individual on-site sewage services</i> and <i>individual on-site water services</i> may be used provided that site conditions are suitable for the long-term provision of such services with no <i>negative impacts</i> . In settlement areas, individual on-site sewage services and individual on-site water services these services may only be used for infilling and minor rounding out of existing development. At the time of the official plan review or update, planning authorities should assess the long-term

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	<p><u>At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 ad 1.6.6.3</u></p>	<p><u>impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 ad 1.6.6.3</u></p>
<p>1.6.6.5 - <i>Partial services</i> shall only be permitted in the following circumstances:</p> <ul style="list-style-type: none"> a. where they are necessary to address failed <i>individual on-site sewage services</i> and <i>individual on-site water services</i> in existing development; or b. within <i>settlement areas</i>, to allow for infilling and minor rounding out of existing development on <i>partial services</i> provided that site conditions are suitable for the long-term provision of such services with no <i>negative impacts</i>. 	<p>1.6.6.5 - <i>Partial services</i> shall only be permitted in the following circumstances:</p> <ul style="list-style-type: none"> a. where they are necessary to address failed <i>individual on-site sewage services</i> and <i>individual on-site water services</i> in existing development; or <u>b.</u> within <i>settlement areas</i>, to allow for infilling and minor rounding out of existing development on <i>partial services</i> provided that site conditions are suitable for the long-term provision of such services with no <i>negative impacts</i>. 	

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	Where partial services have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in rural areas in municipalities may be permitted where this would represent a logical and economical connection to the existing partial services and provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In accordance with subsection (a), the extension of partial services into rural areas is only permitted to address failed individual on-site sewage and individual on-site water services for existing development.	
1.6.6.6 - Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5 planning authorities may allow lot creation only if there is confirmation of sufficient <i>reserve sewage system capacity</i> and <i>reserve water system capacity</i> within <i>municipal sewage services</i> and <i>municipal water services</i> or <i>private communal sewage services</i> and <i>private communal water services</i> . The determination of sufficient <i>reserve sewage system capacity</i> shall include treatment capacity for hauled sewage from <i>private communal sewage services</i> and <i>individual on-site sewage services</i> .		
1.6.6.7 - Planning for stormwater management shall:	1.6.6.7 Planning and development for stormwater management shall:	

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<ul style="list-style-type: none"> a. minimize, or, where possible, prevent increases in contaminant loads; b. minimize changes in water balance and erosion; c. not increase risks to human health and safety and property damage; d. maximize the extent and function of vegetative and pervious surfaces; and e. promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development. 	<ul style="list-style-type: none"> a. minimize, or, where possible, prevent increases in contaminant loads; b. minimize changes in water balance, and erosion <u>and the impacts of a changing climate on people, property and the environment through effective management of increased volumes of stormwater due to precipitation</u>; c. not increase risks to human health and safety and property damage; d. <u>mitigate the risks of overland and urban flooding</u>; <ul style="list-style-type: none"> de) maximize the extent and function of vegetative and pervious surfaces; and ef) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development. 	
1.6.7 Transportation systems		
1.6.7.1 - <i>Transportation systems</i> should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.		

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1.6.7.2 - Efficient use shall be made of existing and planned <i>infrastructure</i> , including through the use of <i>transportation demand management</i> strategies, where feasible.	1.6.7.2 - Efficient use should ^{shall} be made of existing and planned <i>infrastructure</i> , including through the use of <i>transportation demand management</i> strategies, where feasible.	
1.6.7.3 - As part of a <i>multimodal transportation system</i> , connectivity within and among <i>transportation systems</i> and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.		
1.6.7.4 - A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and <i>active transportation</i> .		
1.6.7.5 - Transportation and land use considerations shall be integrated at all stages of the planning process.	1.6.7.5 — Transportation and land use considerations shall be integrated at all stages of the planning process.	
1.6.8 Transportation and infrastructure corridors		
1.6.8.1 - Planning authorities shall plan for and protect corridors and rights-of-way for <i>infrastructure</i> , including transportation, transit and electricity generation facilities and		

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transmission systems to meet current and projected needs.		
1.6.8.2 - Major goods movement facilities and corridors shall be protected for the long term.	1.6.8.2 - Major goods movement facilities and corridors should <u>shall</u> be protected for the long term.	
<p>1.6.8.3 - Planning authorities shall not permit <i>development</i> in <i>planned corridors</i> that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.</p> <p>New <i>development</i> proposed on <i>adjacent lands</i> to existing or <i>planned corridors</i> and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.</p>		
1.6.8.4 - The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.		
	<u>1.6.8.5 The co-location of linear infrastructure, should be promoted, where appropriate.</u>	

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<p>1.6.8.5 - When planning for corridors and rights-of-way for significant transportation, electricity transmission, and <i>infrastructure</i> facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.</p>	<p>1.6.8.56 When planning for corridors and rights-of-way for significant transportation, electricity transmission, and <i>infrastructure</i> facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.</p>	
1.6.9 Airports, rail and marine facilities		
<p>1.6.9.1 - Planning for land uses in the vicinity of <i>airports, rail facilities</i> and <i>marine facilities</i> shall be undertaken so that:</p> <ul style="list-style-type: none"> a. their long-term operation and economic role is protected; and b. <i>airports, rail facilities</i> and <i>marine facilities</i> and <i>sensitive land uses</i> are appropriately designed, buffered and/or separated from each other, in accordance with policy 1.2.6. 		
<p>1.6.9.2 - <i>Airports</i> shall be protected from incompatible land uses and development by:</p> <ul style="list-style-type: none"> a. prohibiting new residential <i>development</i> and other sensitive land uses in areas near <i>airports</i> above 30 NEF/NEP; b. considering redevelopment of existing residential uses and other 		

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<p>sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the <i>airport</i>; and</p> <p>c. discouraging land uses which may cause a potential aviation safety hazard.</p>		
1.6.10 Waste management		
<p>1.6.10.1 - <i>Waste management systems</i> need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. Planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion.</p> <p><i>Waste management systems</i> shall be located and designed in accordance with provincial legislation and standards.</p>	<p>1.6.10.1 - <i>Waste management systems</i> need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. Planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion.</p> <p><i>Waste management systems</i> shall be located and designed in accordance with provincial legislation and standards.</p>	
1.6.11 Energy supply		
<p>1.6.11.1 - Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, to accommodate</p>	<p>1.6.11.1 - Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, <u>district energy, and renewable energy systems</u></p>	

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current and projected needs.	<u>and alternative energy systems,</u> to accommodate current and projected needs.	
1.6.11.2 - Planning authorities should promote <i>renewable energy systems</i> and <i>alternative energy systems</i> , where feasible, in accordance with <i>provincial and federal requirements</i> .	1.6.11.2 Planning authorities should promote renewable energy systems and alternative energy systems, where feasible, <u>in accordance with provincial and federal requirements.</u>	
1.7 Long-term economic prosperity		
1.7.1 - Long-term economic prosperity should be supported by: <ul style="list-style-type: none"> a. promoting opportunities for economic development and community investment-readiness; b. optimizing the long-term availability and use of land, resources, <i>infrastructure</i>, electricity generation facilities and transmission and distribution systems, and <i>public service facilities</i>; c. maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets; d. encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including <i>built heritage</i> 	1.7.1 - Long-term economic prosperity should be supported by: <ul style="list-style-type: none"> a. promoting opportunities for economic development and community investment-readiness b. optimizing the long-term availability and use of land, resources, <i>infrastructure</i>, electricity generation facilities and transmission and distribution systems, and <i>public service facilities</i>; c. maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets; d. encouraging a sense of place, by promoting well-designed built form and cultural planning, and 	

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<p><i>resources and cultural heritage landscapes;</i></p> <p>e. promoting the redevelopment of <i>brownfield sites</i>;</p> <p>f. providing for an efficient, cost-effective, reliable <i>multimodal transportation system</i> that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;</p> <p>g. providing opportunities for sustainable tourism development;</p> <p>h. providing opportunities to support local food, and promoting the sustainability of agri-food and agriproduct businesses by protecting agricultural resources, and minimizing land use conflicts;</p> <p>i. promoting energy conservation and providing opportunities for development of <i>renewable energy systems</i> and <i>alternative energy systems</i>, including district energy;</p> <p>j. minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and</p> <p>k. encouraging efficient and coordinated communications and telecommunications infrastructure.</p>	<p>by conserving features that help define character, including <i>built heritage resources and cultural heritage landscapes</i></p> <p>e. promoting the redevelopment of <i>brownfield sites</i>;</p> <p>f. providing for an efficient, cost-effective, reliable <i>multimodal transportation system</i> that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;</p> <p>g. providing opportunities for sustainable tourism development;</p> <p>h. providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts;</p> <p>i. promoting energy conservation and providing opportunities for <u>increased energy supply</u>development of renewable energy systems and alternative energy systems, including district energy;</p> <p>j. minimizing negative impacts</p>	

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	<p>from a changing climate and considering the ecological benefits provided by nature; and</p> <p>k. encouraging efficient and coordinated communications and telecommunications infrastructure.</p>	
1.8 Energy conservation, air quality and climate change		
<p>1.8.1 - Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:</p> <p>a. promote compact form and a structure of nodes and corridors;</p> <p>b. promote the use of <i>active transportation</i> and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;</p> <p>c. focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;</p> <p>d. focus freight-intensive land uses to</p>	<p>1.8.1 - Planning authorities should<u>shall</u> support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and <u>preparing for impacts of a changing climate change adaptation</u> through land use and development patterns which:</p> <p>a. promote compact form and a structure of nodes and corridors;</p> <p>b. promote the use of <i>active transportation</i> and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;</p> <p>c. focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future</p> <p>d. focus freight-intensive land uses to areas</p>	

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<p>areas well served by major highways, <i>airports, rail facilities</i> and <i>marine facilities</i>;</p> <p>e. improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;</p> <p>f. promote design and orientation which:</p> <ol style="list-style-type: none"> 1. maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and 2. maximizes opportunities for the use of <i>renewable energy systems</i> and <i>alternative energy systems</i>; and <p>g. maximize vegetation within <i>settlement areas</i>, where feasible.</p>	<p>well served by major highways,<i>airports, rail facilities</i> and <i>marine facilities</i>;</p> <p>e. improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;</p> <p>f. promote design and orientation which <u>maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation:</u></p> <ol style="list-style-type: none"> 1. maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and 2. maximizes opportunities for the use of renewable energy systems and alternative energy systems; and <p>g. maximize vegetation within <i>settlement areas</i>, where feasible.</p>	
2.1 Natural heritage		
2.1.1 - Natural features and areas shall be protected for the long term.		

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<p>2.1.2 - The diversity and connectivity of natural features in an area, and the long-term <i>ecological function</i> and biodiversity of <i>natural heritage systems</i>, should be maintained, restored or, where possible, improved, recognizing linkages between and among <i>natural heritage features and areas, surface water features and ground water features</i>.</p>		
<p>2.1.3 - <i>Natural heritage systems</i> shall be identified in Ecoregions 6E & 7E1, recognizing that <i>natural heritage systems</i> will vary in size and form in <i>settlement areas, rural areas, and prime agricultural areas</i>.</p>		
<p>2.1.4 - <i>Development and site alteration</i> shall not be permitted in:</p> <ul style="list-style-type: none"> a. <i>significant wetlands</i> in Ecoregions 5E, 6E and 7E1; and, b. <i>significant coastal wetlands</i>. 		
<p>2.1.5 - <i>Development and site alteration</i> shall not be permitted in:</p> <ul style="list-style-type: none"> a. <i>significant wetlands</i> in the Canadian Shield north of Ecoregions 5E, 6E and 7E1; b. <i>significant woodlands</i> in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹; c. <i>significant valleylands</i> in Ecoregions 6E and 7E (excluding islands in Lake 		

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<p>Huron and the St. Marys River)1; d. <i>significant wildlife habitat</i>; e. <i>significant areas of natural and scientific interest</i>; and f. <i>coastal wetlands</i> in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b)</p> <p>unless it has been demonstrated that there will be no <i>negative impacts</i> on the natural features or their <i>ecological functions</i>.</p>		
<p>2.1.6 - Development and site alteration shall not be permitted in <i>fish habitat</i> except in accordance with <i>provincial and federal requirements</i>.</p>	<p>2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</p>	
<p>2.1.7 - Development and site alteration shall not be permitted in <i>habitat of endangered species and threatened species</i>, except in accordance with <i>provincial and federal requirements</i>.</p>	<p>2.1.76 - Development and site alteration shall not be permitted in <i>habitat of endangered species and threatened species</i>, except in accordance with <i>provincial and federal requirements</i>.</p>	
<p>2.1.8 - Development and site alteration shall not be permitted on <i>adjacent lands</i> to the <i>natural heritage features and areas</i> identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the <i>ecological function</i> of the <i>adjacent lands</i> has been evaluated and it</p>	<p>2.1.8 - Development and site alteration shall not be permitted on <i>adjacent lands</i> to the <i>natural heritage features and areas</i> identified in policies 2.1.4 <u>and</u> 2.1.5, <u>and</u> 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has</p>	

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has been demonstrated that there will be no <i>negative impacts</i> on the natural features or on their <i>ecological functions</i> .	been demonstrated that there will be no <i>negative impacts</i> on the natural features or on their <i>ecological functions</i> .	
2.1.9 - Nothing in policy 2.1 is intended to limit the ability of <i>agricultural uses</i> to continue.		
2.2.1 - Planning authorities shall protect, improve or restore the <i>quality and quantity of water</i> by: <ul style="list-style-type: none"> a. using the <i>watershed</i> as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development; b. minimizing potential <i>negative impacts</i>, including cross-jurisdictional and cross-<i>watershed</i> impacts; c. identifying water resource systems consisting of <i>ground water features, hydrologic functions, natural heritage features and areas, and surface water features</i> including shoreline areas, which are necessary for the ecological and hydrological integrity of the <i>watershed</i>; d. maintaining linkages and related functions among <i>ground water features, hydrologic functions,</i> 	2.2.1 - Planning authorities shall protect, improve or restore the <i>quality and quantity of water</i> by: <ul style="list-style-type: none"> a. using the <i>watershed</i> as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development b. minimizing potential <i>negative impacts</i>, including cross-jurisdictional and cross-<i>watershed</i> impacts; c. <u>evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;</u> ed) identifying water resource systems consisting of <i>ground water features, hydrologic functions, natural heritage features and areas, and surface water features</i> including shoreline areas, which are necessary for the ecological and 	

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<p><i>natural heritage features and areas, and surface water features</i> including shoreline areas;</p> <p>e. implementing necessary restrictions on <i>development</i> and <i>site alteration</i> to:</p> <ol style="list-style-type: none"> 1. protect all municipal drinking water supplies and <i>designated vulnerable areas</i>; and 2. protect, improve or restore <i>vulnerable</i> surface and ground water, <i>sensitive surface water features</i> and <i>sensitive ground water features</i>, and their <i>hydrologic functions</i>; <p>f. planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;</p> <p>g. ensuring consideration of environmental lake capacity, where applicable; and</p> <p>h. ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.</p>	<p>hydrological integrity of the watershed;</p> <p>de) maintaining linkages and related functions among <i>ground water features, hydrologic functions, natural heritage features and areas</i>, and <i>surface water features</i> including shoreline areas;</p> <p>ef) implementing necessary restrictions on <i>development</i> and <i>site alteration</i> to:</p> <ol style="list-style-type: none"> 1. protect all municipal drinking water supplies and designated vulnerable areas; and, 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions; <p>fg) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;</p> <p>gh) ensuring consideration of environmental lake capacity, where applicable; and</p> <p>h) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of</p>	

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	vegetative and pervious surfaces.	
<p>2.2.2 - <i>Development and site alteration</i> shall be restricted in or near <i>sensitive surface water features</i> and <i>sensitive ground water features</i> such that these features and their related <i>hydrologic functions</i> will be protected, improved or restored.</p> <p>Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore <i>sensitive surface water features, sensitive ground water features, and their hydrologic functions.</i></p>		
<p>2.3.1 - <i>Prime agricultural areas</i> shall be protected for long-term use for agriculture.</p> <p><i>Prime agricultural areas</i> are areas where <i>prime agricultural lands</i> predominate. <i>Specialty crop areas</i> shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the <i>prime agricultural area</i>, in this order of priority.</p>		
<p>2.3.2 - Planning authorities shall designate <i>prime agricultural areas</i> and <i>specialty crop areas</i> in accordance with guidelines developed by the Province, as amended from time to time.</p>		

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2.3.3 Permitted uses		
<p>2.3.3.1 - In <i>prime agricultural areas</i>, permitted uses and activities are: <i>agricultural uses, agriculture-related uses and on-farm diversified uses</i>.</p> <p>Proposed <i>agriculture-related uses</i> and <i>on-farm diversified uses</i> shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.</p>		<p>2.3.3.1 - In <i>prime agricultural areas</i>, permitted uses and activities are: <i>agricultural uses, agriculture-related uses, <u>cemeteries</u> and on-farm diversified uses</i>.</p> <p>Proposed <i>agriculture-related uses</i> and <i>on-farm diversified uses</i> shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.</p>
<p>2.3.3.2 - In <i>prime agricultural areas</i>, all types, sizes and intensities of <i>agricultural uses</i> and <i>normal farm practices</i> shall be promoted and protected in accordance with provincial standards.</p>		
<p>2.3.3.3 - New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the <i>minimum distance separation formulae</i>.</p>	<p>2.3.3.3 New land uses, <u>in prime agricultural areas</u>, including the creation of lots, and new or expanding livestock facilities shall comply with the <i>minimum distance separation formulae</i>.</p>	
2.3.4 Lot creation and lot adjustments		
<p>2.3.4.1 - Lot creation in <i>prime agricultural areas</i> is discouraged and may only be permitted for:</p>		

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<p>a. <i>agricultural uses</i>, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;</p> <p>b. <i>agriculture-related uses</i>, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate <i>sewage and water services</i>;</p> <p>c. a <i>residence surplus to a farming operation</i> as a result of farm consolidation, provided that:</p> <ol style="list-style-type: none"> 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate <i>sewage and water services</i>; and 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; 		

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and d. <i>infrastructure</i> , where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.		
2.3.4.2 - Lot adjustments in <i>prime agricultural areas</i> may be permitted for <i>legal or technical reasons</i> .		
2.3.4.3 - The creation of new residential lots in <i>prime agricultural areas</i> shall not be permitted, except in accordance with policy 2.3.4.1(c).		
2.3.5 Removal of land from prime agricultural areas		
2.3.5.1 - Planning authorities may only exclude land from <i>prime agricultural areas</i> for expansions of or identification of <i>settlement areas</i> in accordance with policy 1.1.3.8.		
2.3.6 Non-agricultural uses in prime agricultural areas		
2.3.6.1 - Planning authorities may only permit non-agricultural uses in <i>prime agricultural areas</i> for: a. extraction of <i>minerals, petroleum resources</i> and <i>mineral aggregate resources</i> , in accordance with policies 2.4 and 2.5; or b. limited non-residential uses, provided that all of the following are demonstrated:	2.3.6.1 - Planning authorities may only permit non-agricultural uses in <i>prime agricultural areas</i> for: a) extraction of <i>minerals, petroleum resources</i> and <i>mineral aggregate resources</i> , in accordance with policies 2.4 and 2.5; or b) limited non-residential uses, provided that all of the	

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<ol style="list-style-type: none"> 1. the land does not comprise a <i>specialty crop area</i>; 2. the proposed use complies with the <i>minimum distance separation formulae</i>; 3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and 4. alternative locations have been evaluated, and <ol style="list-style-type: none"> i. there are no reasonable alternative locations which avoid <i>prime agricultural areas</i>; and ii. there are no reasonable alternative locations in <i>prime agricultural areas</i> with lower priority agricultural lands. 	<p>following are demonstrated:</p> <ol style="list-style-type: none"> 1. the land does not comprise a <i>specialty crop area</i>; 2. the proposed use complies with the minimum distance separation formulae; 3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and 4. alternative locations have been evaluated, and <ol style="list-style-type: none"> i. there are no reasonable alternative locations which avoid prime agricultural areas; and, ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands. 	
2.3.6.2 - Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.		
2.4 Minerals and Petroleum		
2.4.1 - <i>Minerals</i> and <i>petroleum resources</i> shall be protected for long-term use.		
2.4.2 Protection of long-term resource supply		

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2.4.2.1 - <i>Mineral mining operations</i> and <i>petroleum resource operations</i> shall be identified and protected from <i>development</i> and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.		
2.4.2.2 - Known <i>mineral deposits</i> , known <i>petroleum resources</i> and <i>significant areas of mineral potential</i> shall be identified and <i>development</i> and activities in these resources or on <i>adjacent lands</i> which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:		
2.4.3 Rehabilitation		
2.4.3.1 - Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.		
2.4.4 Extraction in prime agricultural areas		
2.4.4.1 - Extraction of <i>minerals</i> and <i>petroleum resources</i> is permitted in <i>prime agricultural areas</i> provided that the site will be rehabilitated.		
2.5 Mineral aggregate resources		
2.5.1 - <i>Mineral aggregate resources</i> shall be protected for long-term use and, where provincial information is		

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available, <i>deposits of mineral aggregate resources</i> shall be identified.		
2.5.2 Protection of long-term resource supply		
<p>2.5.2.1 - As much of the <i>mineral aggregate resources</i> as is realistically possible shall be made available as close to markets as possible.</p> <p>Demonstration of need for <i>mineral aggregate resources</i>, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of <i>mineral aggregate resources</i> locally or elsewhere.</p>		
2.5.2.2 - Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.		
2.5.2.3 - <i>Mineral aggregate resource conservation</i> shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.		
2.5.2.4 - <i>Mineral aggregate operations</i> shall be protected from <i>development</i> and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing <i>mineral aggregate operations</i> shall be permitted to		

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continue without the need for official plan amendment, rezoning or development permit under the <i>Planning Act</i> . When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.		
<p>2.5.2.5 - In known <i>deposits of mineral aggregate resources</i> and on <i>adjacent lands, development</i> and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:</p> <ol style="list-style-type: none"> 1. resource use would not be feasible; or 2. the proposed land use or development serves a greater long-term public interest; and 3. issues of public health, public safety and environmental impact are addressed. 		
2.5.3 Rehabilitation		
<p>2.5.3.1 - Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.</p>		
<p>2.5.3.2 - <i>Comprehensive rehabilitation</i> planning is encouraged where there is a</p>		

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concentration of mineral aggregate operations.		
2.5.3.3 - In parts of the Province not designated under the <i>Aggregate Resources Act</i> , rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.		
2.5.4 Extraction in prime agricultural areas		
<p>2.5.4.1 - In <i>prime agricultural areas</i>, on <i>prime agricultural land</i>, extraction of <i>mineral aggregate resources</i> is permitted as an interim use provided that the site will be rehabilitated back to an <i>agricultural condition</i>.</p> <p>Complete rehabilitation to an <i>agricultural condition</i> is not required if:</p> <ul style="list-style-type: none"> a. outside of a <i>specialty crop area</i>, there is a substantial quantity of <i>mineral aggregate resources</i> below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of preextraction agricultural capability unfeasible b. in a <i>specialty crop area</i>, there is a substantial quantity of <i>high quality mineral aggregate resources</i> below the water table warranting 		

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<p>extraction, and the depth of planned extraction makes restoration of preextraction agricultural capability unfeasible;</p> <p>c. other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as <i>designated growth areas</i>, and resources on <i>prime agricultural lands</i> where rehabilitation is feasible. Where no other alternatives are found, <i>prime agricultural lands</i> shall be protected in this order of priority: <i>specialty crop areas</i>, Canada Land Inventory Class 1, 2 and 3 lands; and</p> <p>d. agricultural rehabilitation in remaining areas is maximized.</p>		
2.5.5 Wayside pits and quarries, portable asphalt plants and portable concrete plants		
2.5.5.1 - <i>Wayside pits and quarries, portable asphalt plants and portable concrete plants</i> used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under		

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the <i>Planning Act</i> in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.		
2.6 Cultural heritage and archaeology		
2.6.1 - <i>Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</i>		
2.6.2 - <i>Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.</i>		
2.6.3 - Planning authorities shall not permit <i>development and site alteration on adjacent lands to protected heritage property</i> except where the proposed <i>development and site alteration</i> has been evaluated and it has been demonstrated that the <i>heritage attributes</i> of the <i>protected heritage property</i> will be <i>conserved</i> .		
2.6.4 - Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.		
2.6.5 - Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and	2.6.5 Planning authorities shall engage with Indigenous consider the interests of Aboriginal communities and consider their interests when	

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archaeological resources.	identifying, protection and managing in conserving cultural heritage and archaeological resources.	
3.1 Natural hazards		
3.1.1 - Development shall generally be directed to areas outside of: <ul style="list-style-type: none"> a. <i>hazardous lands</i> adjacent to the shorelines of the <i>Great Lakes - St. Lawrence River System</i> and <i>large inland lakes</i> which are impacted by <i>flooding hazards, erosion hazards</i> and/or <i>dynamic beach hazards</i>; b. <i>hazardous lands</i> adjacent to <i>river, stream and small inland lake systems</i> which are impacted by <i>flooding hazards</i> and/or <i>erosion hazards</i>; and c. <i>hazardous sites</i>. 		3.1.1 - Development shall generally be directed to areas outside of: <ul style="list-style-type: none"> a. <i>hazardous lands</i> adjacent to the shorelines of the <i>Great Lakes - St. Lawrence River System</i> and <i>large inland lakes</i> which are impacted by <i>flooding hazards, erosion hazards</i> and/or <i>dynamic beach hazards</i>; b. <i>hazardous lands</i> adjacent to <i>river, stream and small inland lake systems</i> which are impacted by <i>flooding hazards</i> and/or <i>erosion hazards</i>; and c. <i>hazardous sites</i>. <p><u>Where <i>flooding hazards, erosion hazards</i> and / or <i>dynamic beach hazards</i> or other hazards associated with <i>hazardous lands</i> or <i>hazardous sites</i> have been addressed through remediation or mitigation plans, then development shall be permitted.</u></p>
3.1.2 - <i>Development and site alteration</i> shall not be permitted within: <ul style="list-style-type: none"> a. the <i>dynamic beach hazard</i>; b. <i>defined portions of the flooding hazard along connecting channels</i> (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); 		3.1.2 - Development and site alteration shall not be permitted within: <ul style="list-style-type: none"> a. the dynamic beach hazard; b. defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);

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<p>c. areas that would be rendered inaccessible to people and vehicles during times of <i>flooding hazards</i>, <i>erosion hazards</i> and/or <i>dynamic beach hazards</i>, unless it has been demonstrated that the site has safe access appropriate for the nature of the <i>development</i> and the natural hazard; and</p> <p>d. a <i>floodway</i> regardless of whether the area of inundation contains high points of land not subject to flooding.</p>		<p>c. areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and</p> <p>d. a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.</p> <p><u>Where flooding hazards, erosion hazards and / or dynamic beach hazards or other hazards associated with hazardous lands or hazardous sites have been addressed through remediation or mitigation plans in accordance with Policy 3.1.7, then development shall be permitted.</u></p>
<p>3.1.3 - Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.</p>	<p>3.1.3 - Planning authorities shall <u>prepare for the impacts of a changing climate</u> consider the potential impacts of climate change that may increase the risk associated with natural hazards.</p>	
<p>3.1.4 - Despite policy 3.1.2, <i>development</i> and <i>site alteration</i> may be permitted in certain areas associated with the <i>flooding hazard</i> along <i>river, stream and small inland lake systems</i>:</p> <p>a. in those exceptional situations where a <i>Special Policy Area</i> has been</p>		

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<p>approved. The designation of a <i>Special Policy Area</i>, and any change or modification to the official plan policies, land use designations or boundaries applying to <i>Special Policy Area</i> lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or</p> <p>b. where the <i>development</i> is limited to uses which by their nature must locate within the <i>floodway</i>, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.</p>		
<p>3.1.5 - <i>Development</i> shall not be permitted to locate in <i>hazardous lands</i> and <i>hazardous sites</i> where the use is:</p> <p>a. an <i>institutional use</i> including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;</p> <p>b. an <i>essential emergency service</i> such as that provided by fire, police and ambulance stations and electrical substations; or</p> <p>c. uses associated with the disposal, manufacture, treatment or storage</p>		<p>3.1.5 - <i>Development</i> shall not be permitted to locate in <i>hazardous lands</i> and <i>hazardous sites</i> where the use is:</p> <p>a. an <i>institutional use</i> including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;</p> <p>b. an <i>essential emergency service</i> such as that provided by fire, police and ambulance stations and electrical substations; or</p> <p>c. uses associated with the disposal, manufacture, treatment or storage of <i>hazardous substances</i>.</p>

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of hazardous substances.		<u>Where flooding hazards, erosion hazards and / or dynamic beach hazards or other hazards associated with hazardous lands or hazardous sites have been addressed through remediation or mitigation plans in accordance with Policy 3.1.7, then development shall be permitted.</u>
3.1.6 - Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources.		
3.1.7 - Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved: <ul style="list-style-type: none"> a. development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards; b. vehicles and people have a way of safely entering and exiting the area during times of flooding, 		3.1.7 - Further to <u>the above policies 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5,</u> development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved: <ul style="list-style-type: none"> a. development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards; b. vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; c. new hazards are not created and existing

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<p>erosion and other emergencies;</p> <p>c. new hazards are not created and existing hazards are not aggravated; and</p> <p>d. no adverse environmental impacts will result.</p>		<p>hazards are not aggravated; and no adverse environmental impacts will result.</p>
<p>3.1.8 - <i>Development</i> shall generally be directed to areas outside of lands that are unsafe for <i>development</i> due to the presence of <i>hazardous forest types for wildland fire</i>.</p> <p><i>Development</i> may however be permitted in lands with <i>hazardous forest types for wildland fire</i> where the risk is mitigated in accordance with <i>wildland fire assessment and mitigation standards</i>.</p>		
3.2 Human-made hazards		
<p>3.2.1 - Development on, abutting or adjacent to lands affected by <i>mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations</i> may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.</p>		
<p>3.2.2 - 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</p>		

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that there will be no <i>adverse effects</i> .		
	<u>3.2.3 - Planning authorities should support on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.</u>	
4.0 Implementation and interpretation		
4.1 - This Provincial Policy Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after April 30, 2014.		
<p>4.2 - In accordance with section 3 of the <i>Planning Act</i>, a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" this Provincial Policy Statement.</p> <p>Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government "shall be consistent with" this Provincial Policy Statement.</p>	<p><u>4.2 - The Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.</u>In accordance with section 3 of the <i>Planning Act</i>, a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" this Provincial Policy Statement.</p> <p>Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of</p>	

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	the government "shall be consistent with this Provincial Policy Statement.	
4.3 - This Provincial Policy Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the <i>Constitution Act, 1982</i> .		
4.4 - This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.	4.4 - This Provincial Policy Statement shall be <u>implemented in a manner that is consistent with Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.</u> read in its entirety and all relevant policies are to be applied to each situation.	
4.5 - In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.		
4.6 - This Provincial Policy Statement shall be implemented in a manner that is consistent with the <i>Ontario Human Rights Code</i> and the <i>Canadian Charter of Rights and Freedoms</i> .	4.6 This Provincial Policy Statement shall be implemented in a manner that is consistent with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.	

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Existing Text	Suggested Changes by Province	Suggested Further Changes
<p>4.7 - The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.</p> <p>Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.</p> <p>Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.</p> <p>In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.</p>	<p>4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.</p> <p>Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.</p> <p>Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.</p>	
	4.7 - Planning authorities shall take action	

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	<p><u>to support increased housing supply and facilitate a timely and streamlined process for local development by:</u></p> <p><u>a) Identifying and fast-tracking priority applications which support housing and job-related growth and development; and</u></p> <p><u>a)b) Reducing the time needed to process residential and priority applications to the extent practical.</u></p>	
<p>4.8 - Zoning and development permit by laws are important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and this Provincial Policy Statement.</p>	<p>4.8- Zoning and development permit by laws are important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by laws up to date with their official plans and this Provincial Policy Statement.</p>	
<p>4.9 - The policies of this Provincial Policy Statement represent minimum standards. This Provincial Policy Statement does not prevent planning authorities and decision-makers from going beyond the minimum standards established in specific policies, unless doing so would conflict with any policy of this Provincial Policy Statement.</p>	<p>4.9- The policies of this Provincial Policy Statement represent minimum standards.</p> <p>This Provincial Policy Statement does not prevent planning authorities and decision-makers from going beyond the minimum standards established in specific policies, unless doing so would conflict with any policy of this Provincial Policy Statement.</p>	
<p>4.10 - A wide range of legislation,</p>	<p>4.10- A wide range of legislation, regulations,</p>	

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regulations, policies, and plans may apply to decisions with respect to <i>Planning Act</i> applications. In some cases, a <i>Planning Act</i> proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply.	policies, and plans may apply to decisions with respect to <i>Planning Act</i> applications. In some cases, a <i>Planning Act</i> proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply.	
<p>4.11 - In addition to land use approvals under the <i>Planning Act</i>, infrastructure may also require approval under other legislation and regulations. An environmental assessment process may be applied to new <i>infrastructure</i> and modifications to existing <i>infrastructure</i> under applicable legislation.</p> <p>There may be circumstances where land use approvals under the <i>Planning Act</i> may be integrated with approvals under other legislation, for example, integrating the planning processes and approvals under the <i>Environmental Assessment Act</i> and the <i>Planning Act</i>, provided the intent and requirements of both Acts are met.</p>	<p>4.11- In addition to land use approvals under the <i>Planning Act</i>, infrastructure may also require approval under other legislation and regulations. An environmental assessment process may be applied to new infrastructure and modifications to existing infrastructure under applicable legislation.</p> <p>There may be circumstances where land use approvals under the <i>Planning Act</i> may be integrated with approvals under other legislation, for example, integrating the planning processes and approvals under the <i>Environmental Assessment Act</i> and the <i>Planning Act</i>, provided the intent and requirements of both Acts are met.</p>	
4.12 - <i>Provincial plans</i> shall be read in conjunction with this Provincial Policy Statement and take precedence over policies in this Provincial Policy Statement to the extent of any conflict, except where legislation establishing <i>provincial plans</i> provides otherwise. Examples of these are	4.12- <i>Provincial plans</i> shall be read in conjunction with this Provincial Policy Statement and take precedence over policies in this Provincial Policy Statement to the extent of any conflict, except where legislation establishing provincial plans provides otherwise. Examples of these are plans created under the <i>Niagara</i>	

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plans created under the <i>Escarpment Planning and Development Act</i> , the <i>Ontario Planning and Development Act</i> , 1994, the <i>Oak Ridges Moraine Conservation Act</i> , 2001, the <i>Greenbelt Act</i> , 2005 and the <i>Places to Grow Act</i> , 2005.	<i>Escarpment Planning and Development Act</i>, the <i>Ontario Planning and Development Act</i>, 1994, the <i>Oak Ridges Moraine Conservation Act</i>, 2001, the <i>Greenbelt Act</i>, 2005 and the <i>Places to Grow Act</i>, 2005.	
4.13 - Within the Great Lakes - St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes - St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario, Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.	4.13 - Within the Great Lakes - St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes - St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario, Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.	
4.14 - The Province, in consultation with municipalities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.	4.14.8 - The Province, in consultation with municipalities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.	

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<p>4.15 - Municipalities are encouraged to establish performance indicators to monitor the implementation of the policies in their official plans.</p>	<p>4.15 - Municipalities are encouraged to <u>monitor and report on the implementation of the policies in their official plans, in accordance with any reporting requirements, data standards and any other guidelines that may be issue by the Minister.</u> establish performance indicators to monitor the implementation of the policies in their official plans.</p>	