

**TOWNSHIP OF SOUTH FRONTENAC
COMMITTEE OF THE WHOLE MEETING
AGENDA**



TIME: 7:00 PM,
DATE: Tuesday, October 8, 2019
PLACE: Council Chambers.

1. Call to Order
2. Declaration of pecuniary interest and the general nature thereof
3. Approval of Agenda
4. Scheduled Closed Session - not applicable
5. ***Recess*** - not applicable
6. Public Meeting - not applicable
7. Delegations
 - (a) Brooks Gee, Member of (CARST) Canadian Association of Radon Scientists and Technologist, re: Public Education Opportunities
 - (b) Heritage Committee Updates - Presentation by Wilma Kenny & Brad Barbeau 3 - 13
8. Reports Requiring Direction
 - (a) Draft Response to Ministry of Municipal affairs on the 2019 Provincial Policy Statement Update 14 - 184
 - (b) Community Branding 185 - 306
 - (c) 2020 Capital Budget (Excluding Public Services) 307 - 308
 - (d) Long Range Financial Plan Update 309 - 310
9. Reports for Information - not applicable
10. Rise & Report from Committees of Council
 - (a) Cataraqui Region conservation Authority
 - (b) Quinte Conservation Authority
 - (c) Rideau Valley Conservation Authority
11. Information Items
 - (a) CRCA - Public Service Announcement - New General Manager Named 311 - 312

- (b) AMO - Towards a Reasonable Balance: Addressing growing municipal liability and insurance costs 313 - 330

12. Notice of Motions

13. Announcements/Statements by Councillors

14. Question of Clarity (from the public on outcome of agenda items)

15. Closed Session (if requested)

16. Adjournment



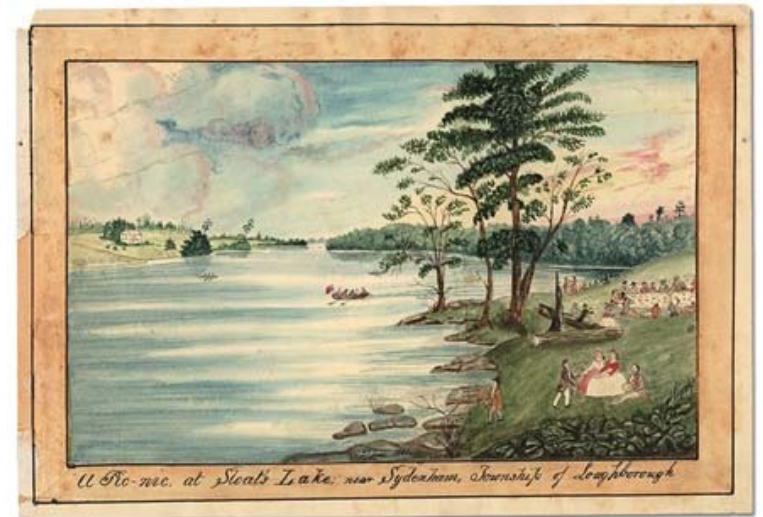
Township of South Frontenac

Heritage Committee Update

Committee of the Whole – October 8, 2019

What is the South Frontenac Heritage Committee Working On?

- Building an inventory of historic and culturally significant properties
- Community Heritage Ontario Workshop
- Designation Pilot Project
- Goals for 2020



By Thomas Burrowes [1861] (Archives of Ontario, C 1-0-0-94)



Building Our Heritage Inventory

So Far:






- As a first step toward designation and the creation of a heritage registry, the Heritage Committee has begun compiling a list of historically and culturally significant properties.
- Current focus - collection of local Churches

Next Steps:

- Fact checking session – November 7, 2019
- Collection of Historically Significant Limestone Structures










Sample Inventory Listing

South Frontenac Properties of Cultural Heritage Value				
Address	District	Name/Notes	Year	Photo
4358/4350 Amelia St. Sydenham	Loughborough	Sydenham Holiness Church	Established in 1899	 
2219 Wellington St., Battersea	Storrington	Battersea United Church	1858 (MPAC)	
4664 Cross St. Battersea	Storrington	Bethel Pentecostal Church	1912 (MPAC)	
2754 Sunbury Rd, Sunbury	Storrington	St. John's Anglican Church	1863	











Sample Inventory Listing

South Frontenac Properties of Cultural Heritage Value					
Address	District	Name/Notes	Year	Photo	
29 Cedar Haven Ln, Bedford	Bedford	St. Andrew's Anglican Church	1925 (MPAC)		
Bedford Mills , CON 14 PT LOT 12	Bedford	St. Stephen's Anglican Church	1907		
32 Green Bay Rd	Bedford	United Church of Burridge	1891		
3958 Harrowsmith Rd	Portland	Harrowsmith Presbyterian Methodist	1872		



Sample Inventory Listing

South Frontenac Properties of Cultural Heritage Value					
Address	District	Name/Notes	Year	Photo	
3964 Harrowsmith Church St.	Portland - Harrowsmith	Harrowsmith - St. Peter's Anglican	1925		
4734 German Rd	Portland	Originally Petworth Free Methodist Church Petworth Community Church of God from 1999-2019. Now Closed.	1892		
3849 Holleford Rd	Portland - Upper H	Holleford United (Episcopal Methodist) - Holleford Road	1880		
6689 Road 38	Portland	Trinity United Church	1910		



Community Heritage Ontario Workshop - 2019

- To Be Held in Council Chambers November 27th from 2-7 pm.
- Workshop will provide the Committee with the tools needed to understand the process of designating properties under the Ontario Heritage Act
- Heritage Committee invites Council members to attend to learn about the designation process

#2 Property Evaluation for Heritage Designation

Scope of Session:

- Background
 - Researching the cultural heritage values of properties,
 - Evaluating the values of those properties against criteria for designation, and
 - Preparing a designation by-law based on that evaluation and research











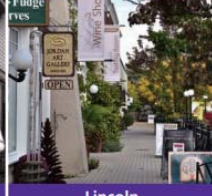

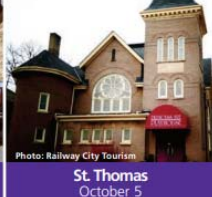
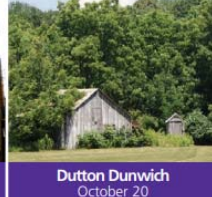


Designation Pilot Project

- Working with Community Heritage Ontario, the Committee wants to workshop a local property in order to develop South Frontenac's Designation Process under the Heritage Act.
- Committee Member Brad Barbeau has offered his home to be the first property designated since the creation of the Heritage Committee.
- The intention is to have Community Heritage Ontario use this property as an example to workshop at the November training session.




Doors Open 2020

 Waterloo Region September 21	 Carleton Place September 21-22	 Brampton September 28	 
 Burlington September 28	 Lambton County September 28	 Oshawa September 28	
 St. Marys September 28	 Halton Region September 28-29	 Lincoln October 5	
 Oxford-Woodstock October 5	 St. Thomas October 5	 Dutton Dunwich October 20	

Discover the story behind every door!
Free events April to October 2019: doorsopenontario.on.ca

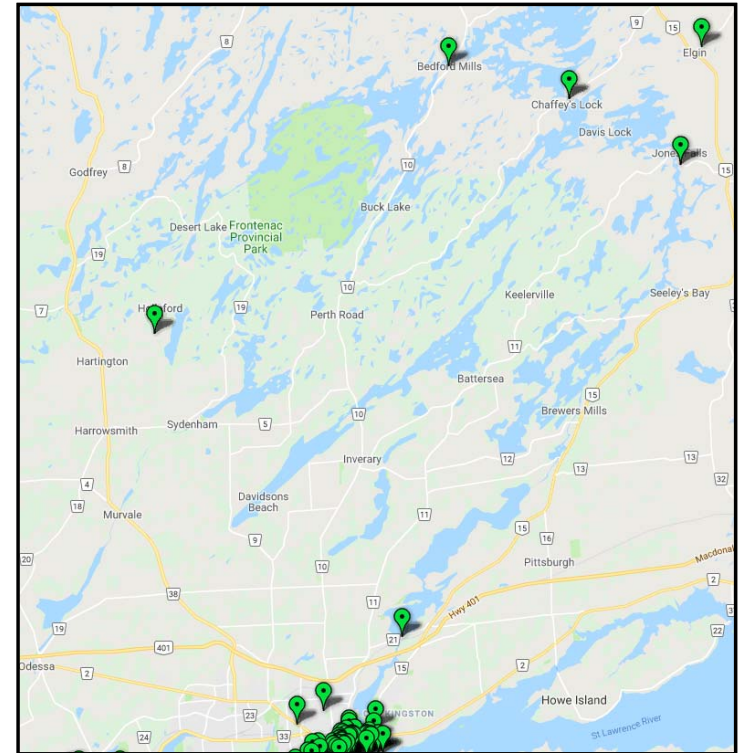
#DoorsOpenOntario
[flickr.com/groups/doorsopenontario/](https://www.flickr.com/groups/doorsopenontario/)
[OntarioHeritageTrust](#) [ONheritage](#) [ONheritage](#)
 Aussi disponible en français.





Goals for 2020

- Completed Designation Process
- Continue to Build Heritage Inventory
- Begin formalizing the Heritage Registry
- Historical Plaque Placement through South Frontenac
- Work with Development Services to include Heritage Policies in the new Official Plan
- Doors Open South Frontenac



Only 2 plaques in all of South Frontenac !



Thank You for Having us!





REPORT TO COMMITTEE OF THE WHOLE

DEVELOPMENT SERVICES DEPARTMENT



AGENDA DATE October 8, 2019
REPORT DATE October 3, 2019
SUBJECT: Draft Response to Ministry of Municipal Affairs on the
 2019 Provincial Policy Statement Update

RECOMMENDATION:

That Council receive the draft response to the 2019 update to the Provincial Policy Statement and provide feedback to the Director of Development Services on the proposed updates to Provincial Policy Statement.

BACKGROUND:

Attachment 1 is a draft response from the Township of South Frontenac to the Ministry of Municipal Affairs and Housing (MMAH) with regard to its draft update of the Provincial Policy Statement (PPS). MMAH released the draft on July 22nd, 2019, and is asking for comments on the revisions to the PPS prior to October 21st, 2019.

The PPS serves as the foundational policy document for land use planning across Ontario and provides policy direction on matters of provincial interest. The Ontario *Planning Act* requires that decisions on land use planning matters made by municipalities and other approval authorities “shall be consistent with” the PPS, including the development of Official Plans, Zoning By-laws, subdivision approvals, and minor variances.

FINANCIAL/STAFFING IMPLICATIONS:

None at this time. The updated policies of the Provincial Policy Statement will be reflected in the update to the South Frontenac Official Plan.

ATTACHMENTS:

Attachment 1 – Response to MMAH on the 2019 Provincial Policy Update

Prepared/Submitted by: Claire Dodds, MCIP, RPP, Director of Development Services

Approved by: Neil Carbone, CAO

Township of South Frontenac Response to Proposed Changes to 2019 Provincial Policy Statement Update

Background

This paper is a response from the Township of South Frontenac to the Ministry of Municipal Affairs and Housing (MMAH) with regard to its draft update of the Provincial Policy Statement (PPS). MMAH released the draft on July 22nd, 2019, and is asking for comments on the revisions to the PPS prior to October 21st, 2019.

The PPS serves as the foundational policy document for land use planning across Ontario and provides policy direction on matters of provincial interest. The Ontario *Planning Act* requires that decisions on land use planning matters made by municipalities and other approval authorities “shall be consistent with” the PPS, including the development of Official Plans, Zoning By-laws, subdivision approvals, and minor variances.

The Township provided input into the response provided by the County of Frontenac. Many of the recommendations provided by the County are paralleled in the Township response. That said, the Township response focuses on matters that impact implementation of the PPS at a local level.

PPS in the Context of Frontenac County

The County of Frontenac is similar in size and density to the other Counties of Eastern Ontario. Frontenac is a primarily rural area, with a permanent population of approximately 27,000 spread over 4,000 sq km. The vast majority of development is residential with both permanent and a growing seasonal population.

Frontenac County is characterized by a predominantly rural landscape and small villages and hamlets. The County has a rich agricultural history with a range of agricultural and forestry farms.

The County has over a thousand lakes, conservation areas, Provincial Parks and a significant portion of the northern half of the County is Crown Land. The landscape has some of the most beautiful natural features and biodiversity that draws permanent and seasonal residents, outdoor recreational enthusiasts, artists and artisans. The regions tourism, recreation and hospitality sectors are strongly linked to the natural heritage and outdoor recreational opportunities that exist.

The way the policies are implemented into the four Township Official Plans impacts businesses, farmers, rural landowners, economic investment and many community interests. It is important for sustainable growth to have a planning system that is working well, balancing competing interests and preserving the rural lifestyle that draws people to work and live here. Land use policies play a major role in guiding decisions over where development should take place, how quickly, and how much land should be allocated for various uses in the villages and the countryside.

The next County Official Plan update is due to start in 2021. The County Official Plan will need to be updated to be consistent with the updated 2019 PPS at that time.

PPS in the Context of the Township of South Frontenac

South Frontenac is a predominately rural Township that has a mix rural, agricultural, waterfront and rural settlement land uses. It is located just north of the City of Kingston and has a population of 18,650 residents with a land area of 971.56 km².

The Township has an active and diversified agricultural industry which forms an important part of the local economy and cultural fabric of the community. South Frontenac currently has 13 areas designated as settlement areas within the Township, including a mix of villages and hamlets. Twenty five percent of the land area of the Township is covered with water, having over 75 lakes. It also has significant natural heritage features and biodiversity in part recognized at an international level, with a significant portion of the Township being recognized as part of the Frontenac Arch World UNESCO Biosphere. The eastern portion of the Township includes lands and lakes which form part of the Rideau Canal, a World Heritage UNESCO site. There are many parks (Frontenac Park) and conservation lands (Gould Lake, Elbow Lake) that provide for outdoor recreation and opportunities for public access to water bodies.

South Frontenac is forecasted to grow in population – increasing by approximately 3000 people by 2034. It is forecast that approximately 70% of growth within Frontenac County will occur within South Frontenac. Much of the growth and development within South Frontenac over the past 20 years has been through the creation of rural residential lots within the commuter-shed of Kingston. With the southern portion of the Township being an easy commute to Kingston, Township residents are able to enjoy a rural lifestyle, while being close to Regional commercial, employment and health care opportunities.

Like many rural communities in Eastern Ontario, the majority of development within South Frontenac is serviced with private water and septic systems. Sydenham is the only settlement area that is partially serviced with municipal water service available in the village.

The policies in the PPS have broad long term implications for the growth and development of South Frontenac.

On August 6th, 2019, South Frontenac Township Council held a Section 26 meeting and officially began the process to develop a new Official Plan. This is the first complete update to the Official Plan since it was put in place, post-amalgamation in 2003. The Official Plan review will unfold over the next two years with the goal of putting the Plan in front of the County for approval in late 2021. The development of a new Official Plan for South Frontenac will be directly impacted by the proposed changes to the PPS.

With this request from MMAH to comment to the Province, the Township is using this opportunity to make suggestions that will provide a better balance between economic development, community sustainability, ecological protection, and protection of farmland in the Township.

MMAH has posed five questions to respond to the draft PPS during this consultation. The Township response to the questions posed by MMAH are outlined below:

Question 1: Do the proposed policies effectively support goals related to increasing housing supply, creating and maintain jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?

The 2019 update maintains the existing planning framework requiring Official Plans to “be consistent with” provincial policy. This continuation of “shall be consistent with” provides certainty in the planning process and in developing land use policy for the Township. The Township is supportive of maintaining this policy framework.

The draft 2019 PPS is consistent with the current PPS, recognizing that rural settlement areas shall be the focus of growth. While the Township recognizes the need to direct growth to settlement areas, the continued flexibility of being able to permit limited rural residential development outside of settlement areas and continuing to permit recreational residential uses is critical to the future of the Township.

The draft PPS has been revised to apply some additional flexibility in rural areas when it comes to dealing with planning issues such as settlement area boundary adjustments. This additional flexibility is generally well received. Revisions to policy 1.1.3.9 to allow settlement area boundary adjustments outside a comprehensive review provides significantly more flexibility than under the current 2014 PPS. This is important to the Township as we begin an exercise to consider the rationalization of settlement boundaries as part of the development of a new Official Plan. Being able to make logical adjustments in settlement area boundaries without undertaking a full comprehensive review assists the Township to make decisions to align settlement boundaries to areas where there is infrastructure and appropriate servicing.

Many major policy sections remain unchanged in the 2019 update. The majority of policy sections; in particular natural heritages and natural heritage policies contain the same level of environmental and natural protection. Section 2.1.10 provides further clarification that municipalities can choose to manage wetlands not recognized by the Provincial Policy Statement (e.g. locally significant wetlands) in accordance with Provincial Guidelines (Natural Reference Manual). It also recognizes the relationship between protecting natural heritage features and climate change mitigation.

Revisions proposed to the PPS support and reinforce the existing policies in the County and local Official Plan that protect natural heritage, farmland, and public health and safety largely remain unchanged in this update.

Agriculture is an important part of the employment sector in South Frontenac. Despite having a limited amount of prime agricultural land, farming activity takes place across the region and is an important part of not only the economy but the culture of rural Eastern Ontario. The draft 2019 PPS helps recognize the value of agriculture in rural areas by including new terminology to describe “Agricultural Systems” and the “Agri-

Food Network” that support the broader farmer community in rural and prime agricultural areas.

With respect to increasing housing supply, the inclusion of the term “Housing Options”, (single detached, semi-detached, townhouses, multiplexes, second residential units and tiny homes) provides a range of housing types and forms throughout the Township; permitting a range of housing options will be considered as part of the new Official Plan for South Frontenac.

Greater clarification is needed on the use of term “market-based range and mix” when referring to residential uses in section 1.1.1.b). In the context of South Frontenac, the current market is for single-detached dwellings, and as this trend continues, opportunities for affordable housing or a mix and range of residential uses on rural residential or waterfront lots may not be met. Private individual water and septic services restrict the flexibility to intensify residential units as of right. Private servicing lends itself to supporting single detached dwellings as the predominant housing type in the Township for the foreseeable future. In addition, there are many factors beyond the municipality’s control when allocating residential development and outside factors such as short-term accommodation rentals add extra layers of complexity, especially related to affordability.

Section 1.1.5 Rural Lands in Municipalities is the section of the PPS that most directly guides development in the Township. Greater clarification is required for the use of the term limited rural residential development and how that relates to support for rural lot creation would be helpful as the Township considers policy options for development within its rural lands. Further definition of resource-based recreational uses (including recreational dwellings) as a permitted use in the rural area would also be helpful. When modelling lake capacity, it is imperative to understand the use of the residential property to properly assess phosphorous loading potential. Greater clarification on the use of the term recreation dwelling would assist staff when calculating lake capacity.

Recommendations:

1. The Township of South Frontenac supports the retention of the existing natural heritage policies in the 2019 draft PPS.
2. The Township of South Frontenac supports the continued requirement that all planning approvals “shall be consistent with” the Provincial Policy Statement as it provides a high level of consistency in the land use planning process and the development of land use policy.
3. The Township of South Frontenac supports the proposed changes to Section 1.1.3 (Settlement Areas) that provide more flexibility for rural communities. In particular.
4. The Township of South Frontenac supports the new definitions for “Agricultural System” and “Agri-food Network” as well as corresponding policy changes to Section 1.7(i) (Long Term Economic Prosperity) and Section 2.3.2 (Agriculture) that are intended to sustain and protect agricultural resources.

5. The Township of South Frontenac supports the inclusion of the term “Housing Options” but seeks greater clarity on the term “market-based” as referenced in section 1.1.1.b) and 1.4.3.
6. The Township of South Frontenac requests greater clarity on the terms “limited rural residential development” and “recreational dwellings” under the rural policies of the 2019 PPS.

Question 2: Do the proposed policies strike the right balance? Why or why not?

The Township supports the “shall be consistent with” approach – this level of certainty (compared to “have regard to”) assists to expedite the planning process and review.

South Frontenac supports the continued strong environmental protection policies contained in the draft PPS (Natural Heritage) which will allow for the protection of a significant percentage of the land area in the Township.

The revisions to rural land use policies in the draft PPS have resulted in a policy section that is less prescriptive and more flexible. This is a pragmatic approach that recognizes that the rural landscape – and permitted rural land uses – can be significantly different across Ontario, and which allows municipalities to have more control over the policy approach that best fits their circumstances. This is also reinforced in the changes to the boundary expansion / revision process that will allow smaller rural communities to make boundary changes through a less rigorous process than urban areas.

The Township supports the inclusion of the term “Impacts of a Changing Climate” and the direction for climate change action at the regional and local levels. In recognizing that natural heritage features play a critical role in mitigating the impacts of a changing climate, the Township works with three Conservation Authorities within the region in the protection of wetlands and waterbodies. Proposed language in the draft PPS, such as supporting the management of wetlands as listed in Section 2.1.10, further recognizes the role that environmental features play to mitigate the impacts of climate change.

The revisions to Section 2.5 Mineral Aggregate Resources propose to permit extraction in certain natural heritage features provided that the long-term rehabilitation can demonstrate no negative impacts on the natural features or their ecological functions are concerning to the Township. The lifecycle for extraction could mean that a natural heritage feature is removed for several decades prior to meaningful rehabilitation taking place. While the Township supports extraction of mineral aggregates and has areas identified for potential, greater clarification is required how such an operation would have no negative impact on the natural features or their ecological functions through a rehabilitation plan.

Recommendations:

7. The Township recognizes, when compared to the 2014 PPS, the draft 2019 PPS provides a better balance and more flexibility to deal with planning issues in rural planning areas and the Township supports these changes.

8. The Township acknowledges that the term “Impacts of a Changing Climate” provides clarification for planning authorities incorporating climate related policies within land use plans. The Township supports the retention of the existing natural heritage policies and that Section 2.1.10 clarifies the opportunity to designate locally significant wetlands, should we chose to do so.
9. The Township recommends the Province provide clarification on the requirements for mineral aggregate extraction in identified natural heritage features as listed in section 2.5.2.2 as to how these operations can demonstrate no negative impacts on the natural features or ecological functions of said features. In many instances in the Township, aggregate pits or quarries take several decades for extraction to be complete prior to rehabilitation and there is a loss of natural features or ecological functions during this interim period until rehabilitation could occur.
10. The Township does not see a significant benefit to increasing the planning horizon from 20 to 25 years for the protection of employment land and under 1.4.1. the maintenance of increasing the land supply period from 10 to 12 years of land supply for residential growth. The Township and County have been working through the process to update population projection using a 20 year time horizon. It is recommended that the planning horizon remain consistent with the timeframes currently established in the 2014 PPS (20 year planning horizon & 10 year supply of land for residential growth).
11. Section 1.4.3 speaks to permitting an appropriate range and mix of housing options and densities to meet projected market-based needs. “Market based needs” is not a defined term. It is recommended that either a definition or a guideline document provide further direction on what the Province means by “market based needs”.

Question 3: How do these policies take into consideration the views of Ontario communities?

It is the Township’s position that the 2019 PPS provides a better balance and more flexibility to deal with planning issues in rural planning areas than the current 2014 PPS.

It recognizes the need for strong protection of natural heritage features and functions, the protection of agricultural land and more broadly the agricultural industries that support it, it considers the need to provide a variety of housing options to allow all people in a community to be able to access safe, affordable and reliable housing choices. It also considers servicing scenarios that are more common in rural Ontario for communities that do not have municipal servicing.

While many views of Ontario’s communities are taken into account, the policies proposed in section 4.7 of the draft PPS speak to the “fast-tracking priority applications which support job related growth and development”. This same section speaks to “reducing the time needed to process residential and priority applications to the extent practical”. While there is a recognition that getting housing to market is a priority across

the Province, recent reductions in timelines to process planning applications has already occurred through Bill 108. Bill 108 has also significantly altered the public's ability to appeal decisions on Plans of Subdivisions or Condominium, the two most common planning applications to bring housing to market. In rural communities, the idea of "fast tracking priority applications" goes against the transparency that local government strives to achieve. While it is a priority to bring housing to the market, it should not be at the expense of undertaking appropriate review of developments within the public realm through the planning process. Staff and Council believe in fairness and equity in receiving and reviewing development applications through the already shortened timeframe for planning applications under Bill 108. It is also challenging to implement criteria for prioritization of fast tracking applications in a two-tier planning system where there may be differing criteria at the County than at the Township level.

Recommendation:

12. Remove section 4.7 and its mention of "fast-tracking priority applications" and leave the timelines to process a planning application in the regulations already put into effect with Bill 108.

Question 4: Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?

With the exception of the water system in the village of Sydenham, there are no municipal water or sewer systems in the villages and hamlets in the Township and it is highly unlikely that any municipal systems will be created in the near future. The current PPS does not recognize that there are many settlement areas in rural Ontario that have no water or sewer services. Where private services (water and septic) are the only servicing option – the current development standards mean that there is no difference between the lot size (2 acres) and density of development within a rural settlement area and the development standards for a rural residential lot outside of a settlement area (2 acres). It is challenging for rural municipalities to direct growth to settlement areas where there is no advantage (reduced lot size, density, housing mix) to develop within a settlement area rather than outside it. There are also challenges for the redevelopment and vitality of existing village/hamlet development where these lots are significantly undersized based on today's standards for development on individual services. There is a shortage of housing options other than single detached dwellings and large lots to meet the needs of our aging rural population. Long-term rural residents want to stay in their home communities and not leave to find more suitable housing options in larger regional centres.

Rural municipalities, like South Frontenac need a viable servicing option and alternative to individual servicing – but one that does not require a rural communities to carry the financial burden that installing full municipal services would put on its residents.

The installation of full municipal services in the Township's settlement areas could not happen without a significant infrastructure funding investment from the Province.

The County of Frontenac has spent the past two years completing a regional study to promote the use of communal services for new development and redevelopment in settlement areas - [2019 Communal Services Study](#). The Township has been directly involved in this study as it has developed. Implementation will begin in 2020 and will be crucial to create new employment areas, allow for new forms of residential development beyond single detached homes, and the stabilizing and strengthening of existing mainstreets, as well as better environmental protection.

It is noted that there are a number of changes proposed in the draft PPS that promote communal services both for new forms of development and protecting and strengthening mainstreets. For example:

- New wording has been added in the Settlement Areas policy section that states that “vitality and regeneration (emphasis added) of settlement areas is critical” (Section 1.1.3);
- In the Housing section it is noted that planning authorities shall provide for an appropriate range and mix of housing options and densities, in part by “permitting and facilitating housing options required to meet . . . the needs arising from demographic changes and employment opportunities” (Section 1.4.3 b)). Further, in Section 1.7 it is noted that long term economic prosperity should be supported by ... encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce” (Section 1.7.1 b)). In the Township (as in other parts of rural Ontario) there is a lack of seniors housing, medium density housing, and apartments. The only opportunity for this housing market to be supplied is through installation of communal services.
- Section 1.6.6.3 is proposed to be revised to state that where full municipal services are not available (or financially feasible), that “... private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety” (Section 1.6.6.3). The County recognizes that the wording is proposed to be changed from “municipalities may allow the use of” communal services to recognizing this type of servicing as a “preferred form”.
- The term “Housing Options” outlines a number of residential uses including rowhouses and townhouses that may be made feasible in rural settlement areas as a result of development on communal services.

The Township of South Frontenac supports engagement with Indigenous communities in the coordination of land use planning matters with the included policy in Section 1.2.2. South Frontenac looks forward to receiving guidance documents from the Ministry of Municipal Affairs to assist the Township to fulfill its duty to consult with First Nations peoples with land claims to our area.

Recommendations:

13. The Township of South Frontenac supports the proposed changes to Sections 1.4, 1.6, and 1.7 that will facilitate the use of communal services in villages and hamlets which for Frontenac will support key priorities for housing and job creation.
14. The Township of South Frontenac requests guidance materials to assist in understanding the responsibilities and obligations of the Township in its duty to consult with First Nations people in our area.

Question 5: Are there other tools that are needed to help implement the proposed policies?

One planning tool that is not currently prescribed under the *Planning Act* or through regulation is the use of conditional zoning. Conditional zoning allows for increased flexibility and permits municipalities to respond to the unique features of a particular land use application. It has the potential to allow for a planning approval through one planning process and can be applied in rural areas where the landscape and land uses are typically diverse.

Communal servicing has the potential to enhance the vitality of rural communities to achieve more of the goals and objectives set out through the policy framework established in the PPS and County Official Plan. More importantly, communal servicing has the potential to create the servicing flexibility needed to meet the needs of local communities. That said, rural communities, such as South Frontenac, need tools to be able to mitigate the real and perceived risks associated with this form of development. Other legislation that has a direct or indirect impact on the feasibility of implementing communal servicing should be reviewed by the Province. For example, if a communal private water well is established (communal well), is there a full requirement to undertake the establishment of a well-head protection zone under Source Water Protection zone or would a different scale of study and protection be appropriate? With identifying private communal servicing as a preferred option for multi-lot developments in rural settlement areas it is recommended that the Province review all aspects of legislation and permitting in order to ensure that real and perceived barriers that would hinder this type of servicing solution are removed.

South Frontenac encourages the province to take a leadership role in helping rural communities make communal servicing a workable and implementable servicing solution.

Recommendations:

15. The Township of South Frontenac recommends that the Province consider allowing for the use of conditional zoning in the planning process.
16. The Province take a leadership role with managing and mitigating risk from the implementation of communal servicing system in order to support rural

communities to direct growth to rural settlement areas and providing housing options for rural communities.

17. The Province review other legislation that may put barriers in place to facilitating the implementation of communal servicing in rural Ontario.

Additional Comments

The Township supports the County's request to obtain accurate, up-to-date mapping from the province to support local planning decisions. The Provincial Policy Statement directs planning authorities to protect a number of features and resources as well as to avoid development in certain areas. In the context of Frontenac, the County and member municipalities rely on the various Ministries including the Ministry of Natural Resources and Forestry and the Ministry of the Environment, Conservation and Parks, to identify these areas. Efficiencies are found when this work is carried out at the Provincial level; the costs of retaining a consultant to perform mapping services is not feasible at the local level.

In addition to updated mapping, South Frontenac would like to request that implementation guidelines be prepared as part of the release of the 2019 PPS. Implementation guidelines will provide greater clarity to approval authorities and members of the public and private consultants.

Summary and Conclusion

The Township of South Frontenac generally supports the overall changes to the Provincial Policy Statement. The changes will allow for a greater degree of flexibility and discretion for dealing with small-scale development in rural Ontario that can enhance economic opportunities.

Thank you for the opportunity to comment on the proposed changes to the Provincial Policy Statement. The Township looks forward to a continued partnership with the Ministry on this project and future engagement on changes to the land use planning framework in Ontario.



County of Frontenac

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frontenacounty.ca

20 September 2019

Ms. Angela Maddock, Clerk
Township of South Frontenac
P.O. Box 100
Sydenham, ON
K0H 2T0

Dear Ms. Maddock;

**Re: Frontenac County Council Meeting – September 18, 2019 – Report from the
Planning Advisory Committee – Response to Provincial Policy Statement
(PPS) Review**

Please be advised that the Council of the County of Frontenac at its regular meeting held September 18, 2019 passed the following resolutions, being Reports from Advisory Committees, clause b):

Reports from Advisory Committees of County Council

b) Report of the Planning Advisory Committee

Motion #: 161-19 Moved By: Councillor MacDonald
Seconded By: Councillor Revill

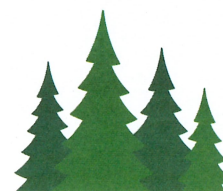
That the Report received from the Planning Advisory Committee be received and adopted.

Report of the Planning Advisory Committee

The Planning Advisory Committee reports and recommends as follows:

- 2019-098
Planning and Economic Development
Response to Provincial Policy Statement (PPS) Review**

Be It Resolved That the Council of the County of Frontenac direct staff to submit the comments as set out in Appendix 1 of this report to the Ministry of Municipal Affairs and Housing prior to the deadline of October 21st, 2019;



And Further That a copy of this resolution and Appendix 1 be forwarded to the County's member municipalities

Carried

Provided for your information is a copy of Report 2019-098, Response to Provincial Policy Statement (PPS) Review including comments by the County of Frontenac as set out in Appendix 1. Should the Townships wish to submit comments on the Provincial Policy Statement (PPS) Review, the deadline for response is October 21, 2019.

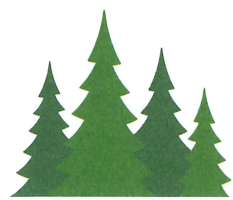
Should you have any questions or concerns, please do not hesitate to contact me at 613-548-9400, ext. 302 or via email at jamini@frontenaccounty.ca.

Yours truly,



Jannette Amini, CMO
Manager of Legislative Services/Clerk

Cc Megan Rueckwald, Manager of Community Planning
Claire Dodds, Director of Development Services
County file





Report 2019-098

Committee Recommend Report

To: Chair and Members of the Planning Advisory Committee

From: Joe Gullivan, Director of Planning & Economic Development

Date of meeting: September 9, 2019

Re: **Planning and Economic Development – Response to Provincial Policy Statement (PPS) Review**

Recommendation

Resolved That the Planning Advisory Committee receive the ‘Response to the Provincial Policy Statement (PPS) Review’ report;

And Further That the Council of the County of Frontenac direct staff to submit the comments as set out in Appendix 1 of this report to the Ministry of Municipal Affairs and Housing prior to the deadline of October 21st, 2019.

Background

On July 22nd, 2019, the Ministry of Municipal Affairs and Housing (MMAH) launched a consultation on proposed policy changes to the Provincial Policy Statement (PPS). The Director of Planning & Economic Development and the Manager of Community Planning attended a consultation workshop on September 5th, 2019.

The document has been posted on the Environmental Bill of Rights website. This includes a copy of draft PPS as well as background information: [Provincial Policy Statement Review](#) // [Direct Link to Proposed PPS](#)

For reference, a copy of the 2014 Provincial Policy Statement that is currently in place can be found here: [2014 Provincial Policy Statement](#)

Comment

The PPS sets out the Province’s policy direction for land use planning and development. The PPS is issued under the authority of Section 3 of the *Planning Act* and plays the lead role in planning policy in Ontario by providing municipalities with direction on matters of provincial interest. The *Planning Act* requires that all decisions made by planning authorities must be consistent with the PPS. All planning documents such as

the County Official Plan, the Township Official Plans, and Township Zoning By-laws also must be consistent with the PPS.

At this time, the Province is interested in receiving responses on the following questions:

1. Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?
2. Do the proposed policies strike the right balance? Why or why not?
3. How do these policies take into consideration the views of Ontario communities?
4. Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining development approvals?
5. Are there other tools that are needed to help implement the proposed policies?

Staff prepared a submission for Council's consideration to MMAH (see Appendix 1). The County response and proposed changes to the PPS are based on the land use activities taking place in the Frontenacs and the need for flexibility to address changes in the rural economy that are currently constrained by some of the policies in the existing PPS. It is the opinion of staff that the changes proposed by the Ministry are positive for rural Eastern Ontario and provide better opportunities for rural economic development.

Strategic Priority Implications

Priority 1: Get behind plans that build community vitality and resilience in times of growth and change.

This priority responds to high interest as well as concern shared broadly across the County that communities in the Frontenacs be well supported with infrastructure and services essential to vitality and sustainability in today's world. This strategy also responds to the pressures for managing growth, housing and development wisely, in ways that are sensitive to local values and priorities.

Objectives in support of this strategy:

- Pursue proactive planning approaches that reflect local concerns and priorities within strategic regional planning policy so as to enhance service levels, manage rising demand for new housing and deal with new types of development.

The submission prepared by staff on behalf of the County are based on this strategic priority of Council.

Financial Implications

There are no financial implications associated with this report.

Organizations, Departments and Individuals Consulted and/or Affected

All four Townships.



FRONTENAC

Provincial Policy Statement Review

County of Frontenac Submission

September 2019

County of Frontenac Provincial Policy Statement – Proposed Changes

Background

This paper is a response from the County of Frontenac to the Ministry of Municipal Affairs and Housing (MMAH) with regard to its draft update of the Provincial Policy Statement (PPS). MMAH released the draft on July 22nd, 2019, and is asking for comments on the revisions to the PPS prior to October 21st, 2019.

The PPS serves as the preeminent policy document for land use planning in Ontario and provides policy direction on matters of provincial interest. The Ontario *Planning Act* requires that decisions on land use planning matters made by municipalities and other approval authorities “shall be consistent with” the PPS, including the development of Official Plans, Zoning By-laws, subdivision approvals, and minor variances.

PPS in the Context of Frontenac County

The County of Frontenac in size and density is very similar to the other Counties of Eastern Ontario. Frontenac is a primarily rural area, with a permanent population of approximately 27,000 spread over 4,000 sq km. The vast majority of development is residential with both permanent and a growing seasonal population.

The Introductory section of the Frontenac County Official Plan provides a clear picture of the landscape:

Without question Frontenac County is characterized by a predominantly rural landscape with small communities such as Plevna, Cloyne, Ompah, Sharbot Lake, Verona, Harrowsmith, Sydenham, Marysville, Howe Island and many more villages and hamlets throughout the geography.

There are only small communities. ...The largest villages have between 200 to 300 homes within their boundaries.

Frontenac County's history is rich in agricultural activity which continues today in the form of commodity farms, small family farms, hobby farms, horse ranches, forestry and other specialty farms. The agricultural roots of the community are celebrated in fairs, ploughing matches, church socials, and other events. Agriculture continues to play an important role in the County's economy.

The County boasts some of the most beautiful natural features, possessing more than a thousand lakes, many conservation areas and Provincial Parks and even a UNESCO World Heritage Site. The attractiveness of these features draws permanent and seasonal residents, outdoor recreational enthusiasts, artists, and artisans. The region's tourism, recreation and hospitality sectors are strongly linked to the outdoor environment and smaller scale, local services.

A significant proportion of the land area of the County is Crown Land. For instance, approximately 64% of the land mass of North Frontenac is Crown Land and 17% of

Central Frontenac, South Frontenac and Frontenac Islands have a lower percentage.

The policies in the PPS have broad long term implications for rural communities. The way the policies are implemented into the four Township Official Plans within the County have a great deal of significance for how our municipal governments operate, and also affect businesses, farmers, rural landowners, economic investment and many community interests. It is important for sustainable growth in the Frontenacs that we have a planning system that is working well, balancing competing interests and preserving the rural lifestyle that draws people to work and live here. Land use policies play a major role in guiding decisions over where development should take place, how quickly, and how much land should be allocated for various uses in the villages and the countryside.

There are four lower tier municipalities in Frontenac County. At the time of this paper, North Frontenac Township has completed a new Zoning Bylaw that came into effect in July 2019 and Official Plan that came into effect near the end of 2017 both of which conform to the Frontenac County Official Plan (2016) and are consistent with the 2014 PPS. Central Frontenac Township is nearing completion of a new Plan that is expected to be adopted before the end of 2019. In August, 2019, South Frontenac Township began the process to develop a new Official Plan – the first since 2003 – and the goal is to have the Plan finished in the latter part of 2021. Frontenac Islands Township are planning to begin a new Official Plan review in late 2020. In summary, three of the four municipalities in Frontenac are expected to be affected by the proposed changes to the PPS, and also the County will need to be consistent with the new PPS when the County Official Plan review commences in 2021.

With this request from MMAH to comment to the Province, the County has the opportunity to make suggestions that will provide a better balance between economic development, community sustainability, ecological protection, and protection of farmland.

MMAH has posed five questions to respond to the draft PPS during this consultation. The County's responses are set out below and are based on rural land uses that predominate the region:

Question 1: Do the proposed policies effectively support goals related to increasing housing supply, creating and maintain jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?

This is a very general question that has been posed by the Ministry. The draft PPS has been revised to include a slightly larger degree of flexibility to deal with some planning issues.

No significant changes have been made to the majority of policy sections; in particular natural heritages policies contain the same level of environmental and natural protection. Revisions proposed to the PPS support and reinforce the existing policies in

the County Official Plan that protect natural heritage, farmland, and public health and safety do not appear to be affected by this update.

Official Plans will still need to “be consistent with” provincial policy. This continuation of “shall be consistent with” provides certainty in the planning process and in developing land use policy for both the County and the Townships.

The residential growth rate in Frontenac County – and many rural areas of Eastern Ontario – is relatively low. The villages and hamlets are not subject to the development pressures and urban boundary expansions in towns and cities. In this context the County is pleased to see changes to the settlement area policy section with respect to boundary adjustment planning exercise that is more realistic in a rural environment.

Agriculture is an important part of the employment sector in Frontenac. Despite having a limited amount of prime agricultural land, farming activity takes place across the region and is an important part of not only the economy but the culture of rural Eastern Ontario. The draft 2019 PPS includes new terminology to describe “Agricultural Systems” and the “Agri-Food Network”, that support the broader farming community beyond prime agricultural areas.

With respect to increasing housing supply, the inclusion of the term “Housing Options” sets a strong foundation for permitting a range of housing types and forms; these options are consistent with policy direction in place across much of the County. Where greater clarification could be provided is in the use of term “market-based range and mix” when referring to residential uses in section 1.1.1.b). In the context of Frontenac, if the current market is for single-detached dwellings and this trend continues, opportunities for affordable housing or a mix and range of residential uses may not be met. In addition, there are many factors beyond the municipalities control when allocating residential development and outside factors such as short-term accommodation rentals add extra layers of complexity specially related to affordability.

Section 1.1.5 Rural Lands in Municipalities guides the majority of development across the County. Greater clarification is required for the use of term resource-based recreational uses (including recreational dwellings) as a permitted use in the rural area. When modelling lake capacity, it is imperative to understand the use of the residential property to properly assess phosphorous loading potential. Greater clarification on the use of term recreation dwelling would assist staff when calculating lake capacity.

Recommendation #1

That Frontenac County supports the retention of the existing natural heritage policies in the 2019 draft PPS. This is a key consideration for Frontenac as approximately 84% of the total land area of 4,000 square kilometers contains woodlands or wetlands, including 9,766 hectares of Provincially Significant Wetlands, 4, 212 hectares of coastal wetlands and 35, 335 hectares of other wetlands. Together, natural heritage features serve as a core component of the social, cultural and economic fabric of the region.

Recommendation #2

The County supports the continued requirement that all planning approvals “shall be consistent with” the Provincial Policy Statement as it provides a high level of consistency in the land use planning process and the development of land use policy.

Recommendation #3

That Frontenac County supports the proposed changes to Section 1.1.3 (Settlement Areas) that provide more flexibility for rural communities. In particular:

- New wording in Section 1.1.3.8 that states that, “in undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement area boundary expansion or proposal”; and
- New Section 1.1.3.9 which under certain conditions will allow for municipalities to adjust settlement area boundaries outside a formal comprehensive review.

Recommendation #4

That Frontenac County supports the new definitions for “Agricultural System” and “Agri-food Network” as well as corresponding policy changes to Section 1.7(i) (Long Term Economic Prosperity) and Section 2.3.2 (Agriculture) that are intended to sustain and protect agricultural resources.

Recommendation #5

That Frontenac County supports the inclusion of the term “Housing Options” but seeks greater clarity on the term “market-based” as referenced in section 1.1.1.b).

Question 2: Do the proposed policies strike the right balance? Why or why not?

As noted above in response to Question 1, Frontenac County supports the “shall be consistent with” approach – this level of certainty (compared to “have regard to”) expedites the planning process as the planning rules that are included in Upper Tier and Lower Tier Official Plans and Zoning By-laws are clear at the outset of a planning application.

Also as noted above, Frontenac supports the continued strong environmental protection policies contained in the draft PPS (Natural Heritage) which will allow for the protection of a significant percentage of the land area in the County.

The revisions to rural land use policies in the draft PPS have resulted in a policy section that is less prescriptive and more flexible. This is a pragmatic approach that recognizes that the rural landscape – and permitted rural land uses – can be significantly different across Ontario, and which allows municipalities to have more control over the policy approach that best fits their circumstances. This is also reinforced in the changes to the boundary expansion / revision process that will allow smaller rural communities to make boundary changes through a less rigorous process than urban areas.

The County commends the Province on the inclusion of the term “Impacts of a Changing Climate” and the direction for climate change action at the regional and local levels. In recognizing that natural heritage features play a critical role in mitigating the impacts of a changing climate, the County works alongside the four Conservation Authorities within the region in the protection of wetlands and waterbodies. Stronger language to support the management of wetlands as listed in Section 2.1.10 could better meet the climate change policies within the document. This will correspond with the many municipalities that consider wetlands an asset.

The revisions to Section 2.5 Mineral Aggregate Resources propose to permit extraction in certain natural heritage features provided that the long-term rehabilitation can demonstrate no negative impacts on the natural features or their ecological functions. While the County supports extraction of mineral aggregates and has areas identified for potential, greater clarification on how such an operation may have no negative impacts on the natural features or their ecological functions is required.

Recommendation #6

Frontenac County acknowledges that, when compared to the current PPS, the draft 2019 PPS provides a better balance and more flexibility to deal with planning issues in rural planning areas and the County supports these changes.

Recommendation #7

Frontenac County acknowledges that the term “Impacts of a Changing Climate” provides clarification for planning authorities incorporating climate related policies within land use plans. The County supports the retention of the existing natural heritage policies and that Section 2.1.10 permits municipalities to manage additional wetlands in accordance with the guidelines development by the Province.

Recommendation #8

Frontenac County recommends the Province provide clarification on the requirements for mineral aggregate extraction in identified natural heritage features as listed in section 2.5.2.2 as to how these operations can demonstrate no negative impacts on the natural features or ecological functions of said features.

Question 3: How do these policies take into consideration the views of Ontario communities?

See Recommendation #6 above. The proposed changes will allow communities more opportunity to create planning policy that recognizes what is currently ‘on the ground’ and more flexibility is setting priorities (e.g., for Frontenac County, the County Official Plan recognizes that protection of the natural environment across the region is a key priority).

Question 4: Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?

Frontenac County context – communal services: With the exception of the water system in the village of Sydenham, there are no municipal water or sewer systems in the villages and hamlets in the County and it is highly unlikely that any municipal systems will be created in the near future. Many of the villages in the Frontenacs have been formally identified as “settlement areas” in their respective Township Official Plans. The current PPS does not recognize that there are many settlement areas in rural Ontario that have no water or sewer services, although the municipality is trying to direct growth to reinforce the stability of a community and to reduce sprawl. The ability to provide full municipal services in any of the settlement areas in Frontenac County is unrealistic and could not happen with a significant infrastructure funding investment from the Province.

The County has spent the past two years completing a regional study to promote the use of communal services for new development and redevelopment in settlement areas - [2019 Communal Services Study](#). Implementation will begin in 2020 and will be crucial to create new employment areas, allow for new forms of residential development beyond single detached homes, and the stabilizing and strengthening of existing mainstreets, as well as better environmental protection.

It is noted that there are a number of changes proposed in the draft PPS that promote communal services both for new forms of development and protecting and strengthening mainstreets. For example:

- New wording has been added in the Settlement Areas policy section that states that “vitality and regeneration (emphasis added) of settlement areas is critical” (Section 1.1.3);
- In the Housing section it is noted that planning authorities shall provide for an appropriate range and mix of housing options and densities, in part by “permitting and facilitating housing options required to meet . . . the needs arising from demographic changes and employment opportunities” (Section 1.4.3 b)). Further, in Section 1.7 it is noted that long term economic prosperity should be supported by ... encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce” (Section 1.7.1 b)). In Frontenac County (as in other parts of rural Ontario) there is a lack of seniors housing, medium density housing, and apartments. The only opportunity for this housing market to be supplied is through installation of communal services.
- Section 1.6.6.3 is proposed to be revised to state that where full municipal services are not available (or financially feasible), that “... private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety” (Section 1.6.6.3). The County recognizes that the wording is proposed to be changed from “municipalities may allow the use of” communal services to recognizing this type of servicing as a “preferred form”.

- The term “Housing Options” outlines a number of residential uses including rowhouses and townhouses that may be made feasible on in rural settlement areas across the County as a result of development on communal services.

The County of Frontenac is committed to supporting the Eastern Ontario Regional Network (EORN). Improved broadband and cellular access is a critical economic development tool in Eastern Ontario. The inclusion of policy direction that supports broadband and cellular connectivity as a driver for economic development and key determinant in land use development patterns could further support the work of EORN.

The County of Frontenac supports engagement with Indigenous communities in the coordination of land use planning matters with the included policy in Section 1.2.2. It is the County’s understanding that a future Ministry document will provide greater clarity; the County welcomes this.

Section 4.7 requires planning authorities to identify and fast-track priority applications which support housing and job-related growth and development. While it is recognized that the County will be responsible for establishing criteria for priority applications, this could lead to significant delays to non-priority applications leading to a greater expenditure of time and money spent on Local Planning Appeal Tribunal hearings.

Recommendation #9

Frontenac County supports the proposed changes to Sections 1.4, 1.6, and 1.7 that will facilitate the use of communal services in villages and hamlets which for Frontenac will support key priorities for housing and job creation.

Recommendation #10

Broadband and cellular access is a key economic development tool for rural Eastern Ontario. Inclusion of policy that reflects this will further support the objective of EORN and its partners; this could be a consideration for Section 1.7 Long-Term Economic Prosperity.

Question 5: Are there other tools that are needed to help implement the proposed policies?

One planning tool that currently not prescribed under the *Planning Act* or through regulation is the use of conditional zoning. Conditional zoning allows for increased flexibility and permits municipalities to respond to the unique features of a particular land use application. It has the potential to allow for a planning approval through one planning process and can be applied in rural areas where the landscape and land uses are typically diverse.

Recommendation #11

Frontenac County recommends that the Province consider allowing for the use of conditional zoning in the planning process.

Additional Comments

Accurate, up-to-date mapping is critical for planning decision makers. The Provincial Policy Statement directs planning authorities to protect a number of features and resources as well as to avoid development in certain areas. In the context of Frontenac, the County and member municipalities rely on the various Ministries including the Ministry of Natural Resources and Forestry and the Ministry of the Environment, Conservation and Parks, to identify these areas. Efficiencies are found when this work is carried out at the Provincial level; the costs of retaining a consultant to perform mapping services is not feasible at the local level. For instance, Section 2.5.1 requires that where provincial information is available, deposits of mineral aggregate resources shall be identified. If this provincial information is not up to date on the layers available through Land Information Ontario, a proponent may have undergone unnecessary works leading to project delays as a result.

Most recently, North Frontenac requested information from the Ministry of Natural Resources and Forestry with regard to the status and classification process of an Area of Natural and Scientific Interest. Despite multiple formal requests, the Ministry was unable to provide historic data on the engagement process for the ANSI (including specific dates) and did not have a recent environmental review completed for the area.

In addition to updated mapping, the County of Frontenac would like to request that implementation guidelines be prepared as part of the release of the 2019 PPS. Implementation guidelines will provide greater clarity to approval authorities and members of the public and private consultants.

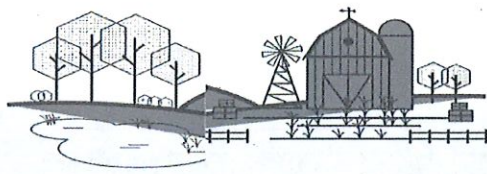
Finally, the County would benefit from understanding the timelines for updates to the Provincial Policy Statement and an understanding of the monitoring system put in place to ensure planning objectives are being met and overall quality assurance.

Summary and Conclusion

The County of Frontenac generally supports the overall changes to the Provincial Policy Statement. The changes will allow for a greater degree of flexibility and discretion for dealing with small-scale development in rural Ontario that can enhance economic opportunities.

It is important for sustainable, long term growth in Frontenac County that we have a provincial planning system that is working well in balancing competing interests and preserving the rural lifestyle that draws people to work and live here. Economic opportunities will need to be pursued at the local level that can allow people to remain in our communities and ensure that the area remains vibrant.

Thank you for the opportunity to comment on the proposed changes to the Provincial Policy Statement. The County looks forward to a continued partnership with the Ministry on this project and future engagement on changes to the land use planning framework in Ontario.



PROVINCIAL POLICY STATEMENT (PPS) REVIEW

A

Increasing Housing Supply & Mix

A stable housing market with sufficient supply will help make housing more attainable and affordable for the people of Ontario. It will also attract new investment and create investment-ready communities that are attractive to employers and provide workers with places to live

The PPS draft policies would:

- Increase land supply requirements that municipalities must meet:
 - Increase planning horizon from 20 to 25 years (1.1.2)
 - Increase housing land supply from 10 to 12 years (1.4.1(a))
 - Allow higher minimum requirement for serviced residential land (5 years) for upper- and single-tier municipalities (1.4.1)
- Update provincial guidance to support land budgeting (i.e. Projection Methodology) (1.1.2, 1.2.4(a))
- Increase flexibility for municipalities related to the phasing of development (1.1.3.7) and compact form (1.1.3.6)
- Add flexibility to the process for settlement area boundary expansions (e.g. allow minor adjustments subject to specific tests, highlight that study requirements should be proportionate to the size/scale of development) (1.1.3.8, 1.1.3.9)
- Support the development of housing to meet current and future housing needs, and add reference to housing options and market-based needs (Vision, 1.4.1, 1.4.3, Definitions: "Housing options")
- Require transit-supportive development and prioritize intensification, including potential air rights development, in proximity to transit, including corridors and stations (1.4.3(e))
- Support municipalities in achieving affordable housing targets by requiring alignment with Housing and Homelessness Plans (1.4.3(a))
- Broaden PPS policies to enhance support for development of long-term care homes (1.4.3(b)(1), Definitions: "Special needs" & "Public service facilities")

B

Protecting the Environment & Public Safety

The Made-in-Ontario Environment Plan includes a commitment to review land use policies that are critical to managing the impacts of a changing climate. Planning for extreme weather events helps protect people and property and makes financial sense

The PPS draft policies would:

- Enhance direction to prepare for impacts of a changing climate (Vision, 1.1.1(i), 1.1.3.2(d), 1.6.1, 1.6.6.1(b)(2), 1.6.6.7(c), 1.8.1, 2.2.1(c), 3.1.3, Definitions: "Impacts of a changing climate",)
- Enhance stormwater management policies to protect water and support climate resiliency (1.6.6.7(a), 1.6.6.7(c), 1.6.6.7(d))
- Promote the on-site local reuse of excess soil (3.2.3)
- Maintain current policies related to natural and human made hazards which directs development away from hazardous areas including flood-prone areas in order to protect public health and safety, while work by the Special Advisor on flooding is underway (3.1)
- Maintain current policies that require municipalities in southern Ontario to identify natural heritage systems, and provide flexibility as to how to achieve this outcome (2.1.3)
- Provide a new, voluntary management approach for managing local or regionally-significant wetlands (2.1.10)
- Maintain protections for the Greenbelt

C

Reducing Barriers & Costs

A streamlined land use planning and development process which protects what is important – while reducing barriers and costs – supports economic growth and investment and the continued prosperity of Ontarians

The PPS draft policies would:

- Require municipalities to take action to fast-track development applications for certain proposals (e.g. housing) (4.7)
- Allow mineral aggregate operations to use rehabilitation plans to demonstrate that extraction will have no negative impacts (2.5.2.2)
- Align policies and definition of cultural heritage with recent changes to the Ontario Heritage Act (Definitions: "Cultural heritage landscape", various other definitions)
- Refocus PPS energy policies to support a broad range of energy types and opportunities for increased energy supply (1.6.11.1)
- Ground mounted solar would be permitted in prime agricultural and specialty crop areas as an on-farm diversified use (Definitions: "On-farm diversified uses")
- Make minor changes to streamline development approvals and support burden reduction

D

Supporting Rural, Northern & Indigenous Communities

Rural, northern and Indigenous communities are vital to Ontario's continued prosperity and overall well-being

The PPS draft policies would:

- Allow flexibility for communities by clarifying perceived barriers to sewage and water servicing policies for lot creation and development in rural settlement areas (1.6.6)
- Enhance municipal engagement with Indigenous communities on land use planning to help inform decision-making, build relationships and address issues upfront in the approvals process (1.2.2, 2.6.5, Vision)
- Promote an agricultural systems approach to enhance agricultural protections to support critical food production and the agricultural sector as a significant economic driver (1.7.1(i), 2.3.2, 2.3.6.2, Definitions: "Agricultural system", "Agri-food network")

E

Supporting Certainty & Economic Growth

Economic opportunities and continued investment are vital to supporting jobs and the continued economic well-being of all Ontarians. Supporting jobs is a key priority of Ontario's Open for Business agenda

The PPS draft policies would:

- Encourage municipalities to facilitate conditions for economic investment (1.3.1(c))
- At the time of official plan review or update, encourage municipalities to assess locally-identified employment areas to ensure designations are appropriate (1.3.2.2)
- Provide municipalities with greater control over employment area conversions to support the forms of development and job creation that suit the local context (current and future) (1.3.2.5)
- Provide enhanced direction for land use compatibility and stronger protection for major facilities such as manufacturing and industrial uses where non-employment uses are planned nearby (i.e. buffering uses from new sensitive uses) (1.2.6.1, 1.2.6.2, 1.3.2.3, Definitions: "Major facilities")



PROVINCIAL POLICY STATEMENT (PPS) REVIEW

ONTARIO'S LAND USE PLANNING SYSTEM

WHAT IS THE PPS?

- The Provincial Policy Statement (PPS) is the primary provincial land use policy document that sets out minimum requirements that apply across Ontario
- The Planning Act requires that all land use planning decisions “shall be consistent with” the PPS
- Municipalities are the primary decision-makers for local communities and implement provincial policies, including the PPS, through official plans and other planning decisions
- Municipalities may build on, but not conflict with, PPS policies to reflect local context
- PPS policies are intended to help protect what matters most by providing policy direction related to growth and development, the use and management of resources, and the protection of the environment and public health and safety

GOVERNMENT COMMITMENT TO REVIEW THE PPS

- In early 2019, engagement on the PPS was undertaken as part of the Increasing Housing Supply Consultations
- Input received helped to inform the development of the **More Homes, More Choice: Ontario's Housing Supply Action Plan**, released in May 2019
- Through the Action Plan, the government signaled its intention to review the PPS

HOW CAN I LEARN MORE & PROVIDE FEEDBACK?

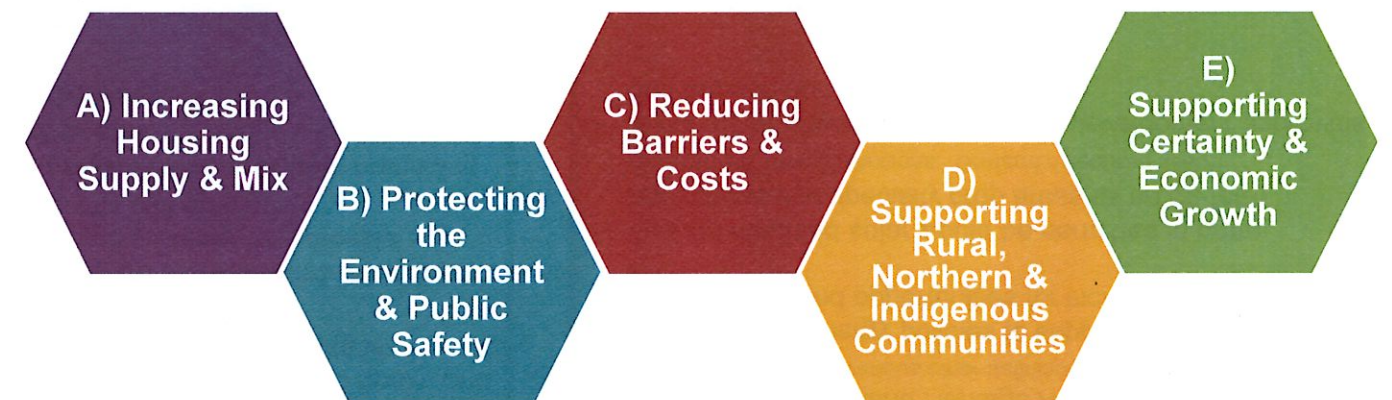
For details on specific policy changes, the draft PPS is available online at: ero.ontario.ca/notice/019-0279

If you are interested in providing written feedback during the 90-day consultation period (July 22, 2019 – Oct 21, 2019), you may do so by either:

- Submitting comments through the Environmental Registry of Ontario at: ero.ontario.ca/notice/019-0279
- Emailing planningconsultation@ontario.ca

PROPOSED PPS POLICY AREAS

The government is proposing PPS changes to reflect Ontario's changing needs across 5 key areas:



QUESTIONS FOR CONSIDERATION

The government wants your feedback on the PPS draft policies and would like your views on the following questions:

- Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?
- Do the proposed policies strike the right balance? Why or why not?
- How do these policies take into consideration the views of Ontario communities?
- Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?
- Are there other tools that are needed to help implement the proposed policies?

[Proposed Provincial Policy Statement – July 2019](#)

Part I: Preamble

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians.

The Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The policies of the Provincial Policy Statement may be complemented by provincial plans or by locally-generated policies regarding matters of municipal interest. Provincial plans and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term.

[Municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning. Official plans shall identify provincial interests and set out appropriate land use designations and policies.](#)

[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. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement.](#)

[Zoning and development permit by-laws are also 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.](#)

Land use planning is only one of the tools for implementing provincial interests. A wide range of legislation, regulations, policies and programs may ~~also~~ [apply to decisions with respect to *Planning Act* applications and](#) affect planning matters, and assist in implementing these interests.

In some cases, a *Planning Act* proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply. In addition to land use approvals under the *Planning Act*, 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.

There may be circumstances where land use approvals under the *Planning Act* may be integrated with approvals under other legislation, for example, integrating the planning processes and approvals under the *Environmental Assessment Act* and the *Planning Act*, provided the intent and requirements of both Acts are met.

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 and Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.

Part II: Legislative Authority

The Provincial Policy Statement is issued under the authority of section 3 of the *Planning Act* and came into effect on ~~April 30, 2014~~ [<DATE>](#).

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

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.

Part III: How to Read the Provincial Policy Statement

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The Provincial Policy Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

Read the Entire Provincial Policy Statement

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Provincial Policy Statement as a whole.

There is no implied priority in the order in which the policies appear.

Consider Specific Policy Language

When applying the Provincial Policy Statement it is important to consider the specific language of the policies. Each policy provides direction on how it is to be implemented, how it is situated within the broader Provincial Policy Statement, and how it relates to other policies.

Some policies set out positive directives, such as “settlement areas shall be the focus of growth and development.” Other policies set out limitations and prohibitions, such as “development and site alteration shall not be permitted.” Other policies use enabling or supportive language, such as “should,” “promote” and “encourage.”

The choice of language is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.

Geographic Scale of Policies

The Provincial Policy Statement recognizes the diversity of Ontario and that local context is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

While the Provincial Policy Statement is to be read as a whole, not all policies will be applicable to every site, feature or area. The Provincial Policy Statement applies at a range of geographic scales.

Some of the policies refer to specific areas or features and can only be applied where these features or areas exist. Other policies refer to planning objectives that need to be considered in the context of the municipality or planning area as a whole, and are not necessarily applicable to a specific site or development proposal.

Policies Represent Minimum Standards

The policies of the Provincial Policy Statement represent minimum standards.

Within the framework of the provincial policy-led planning system, planning authorities and decision-makers may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the Provincial Policy Statement.

Defined Terms and Meanings

Except for references to legislation which are italicized, other italicized terms in the Provincial Policy Statement are defined in the Definitions section. For non-italicized terms, the normal meaning of the word applies. Terms may be italicized only in specific policies; for these terms, the defined meaning applies where they are italicized and the normal meaning applies where they are not italicized. Defined terms in the Definitions section are intended to capture both singular and plural forms of these terms in the policies.

Guidance Material

Guidance material and technical criteria may be issued from time to time to assist planning authorities and decision-makers with implementing the policies of the Provincial Policy Statement. Information, technical criteria and approaches outlined in guidance material are meant to support but not add to or detract from the policies of the Provincial Policy Statement.

Relationship with Provincial Plans

The Provincial Policy Statement provides overall policy directions on matters of provincial interest related to land use planning and development in Ontario, and applies province-wide, except where this policy statement or another provincial plan provides otherwise.

Provincial plans, such as the Greenbelt Plan, ~~the~~[A Place to Grow: Growth Plan for the Greater Golden Horseshoe](#) and the Growth Plan for Northern Ontario, build upon the policy foundation provided by the Provincial Policy Statement. They provide [additional](#) land use planning policies to address issues facing specific geographic areas in Ontario.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

Where the policies of provincial plans address the same, similar, related, or overlapping matters as the policies of the Provincial Policy Statement, applying the more specific policies of the provincial plan satisfies the more general requirements of the Provincial Policy Statement. In contrast, where matters addressed in the Provincial Policy Statement do not overlap with policies in provincial plans, the policies in the Provincial Policy Statement must be independently satisfied.

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the Provincial Policy Statement. Where provincial plans are in effect, planning decisions must conform or not conflict with them, as the case may be.

Part IV: Vision for Ontario's Land Use Planning System

The long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.

Ontario is a vast province with diverse urban, rural and northern communities which may face different challenges related to diversity in population, economic activity, pace of growth and physical and natural conditions. Some areas face challenges related to maintaining population and diversifying their economy, while other areas face challenges related to accommodating and managing the development and population growth which is occurring, while protecting important resources and the quality of the natural environment.

~~Ontario~~The Province's rich cultural diversity is one of its distinctive and defining features. ~~The Provincial Policy Statement reflects Ontario's diversity~~Indigenous communities have a unique relationship with the land and its resources, which ~~includes~~continues to shape the ~~histories~~history and ~~cultures~~economy of ~~Aboriginal peoples, and is based on good land use planning principles that apply in communities across Ontario~~the Province today. Ontario recognizes the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their ~~rights and interests~~section 35 Aboriginal or treaty rights. Planning authorities are encouraged to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making.

The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. They ~~also~~ support the financial well-being of the Province and municipalities over the long term, and minimize the undesirable effects of development, including impacts on air, water and other resources. [They also permit better adaptation and response to the impacts of a changing climate, which will vary from region to region.](#) Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change.

The Province's natural heritage resources, water resources, including the Great Lakes, agricultural resources, mineral resources, and cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The Province must ensure that its resources are managed in a sustainable way to conserve biodiversity, protect essential ecological processes and public health and safety, provide for the production of food and fibre, minimize environmental and social impacts, [provide for recreational opportunities \(e.g. fishing, hunting and hiking\)](#) and meet its long-term needs. It is equally important to protect the overall health and safety of the population. The Provincial Policy Statement directs development away from areas of natural and human-made hazards. This preventative approach supports provincial and municipal financial well-being over the long term, protects public health and safety, and minimizes cost, risk and social disruption.

Taking action to conserve land and resources avoids the need for costly remedial measures to correct problems and supports economic and environmental principles.

Strong communities, a clean and healthy environment and a strong economy are inextricably linked. Long-term prosperity, human and environmental health and social well-being should take precedence over short-term considerations.

The fundamental principles set out in the Provincial Policy Statement apply throughout Ontario. To support our collective well-being, now and in the future, all land use must be well managed.

Part V: Policies

1.0 Building Strong Healthy Communities

Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Accordingly:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- 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 [market-based](#) range and mix of residential [types](#) (including ~~second~~[single-detached](#), [additional residential](#) units, [multi-unit housing](#), 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 *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- e) promoting [the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve](#) cost-effective development patterns, [optimization of transit investments](#), and standards to minimize land consumption and servicing costs;

- f) improving accessibility for persons with disabilities and older persons by ~~identifying, preventing and removing~~[addressing](#) land use barriers which restrict their full participation in society;
- g) ensuring that necessary *infrastructure*, ~~electricity generation facilities and transmission and distribution systems~~, and *public service facilities* are or will be available to meet current and projected needs; ~~and~~
- h) promoting development and land use patterns that conserve biodiversity; and ~~consider~~
- i) [preparing for the regional and local](#) *impacts of a changing climate*.

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~~[25](#) years, [informed by provincial guidelines](#). 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 *provincial plan*, that time frame may be used for municipalities within the area.

Within *settlement areas*, sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*.

Nothing in policy 1.1.2 limits the planning for *infrastructure* and *public service facilities* [and employment areas](#) beyond a ~~20~~[25](#)-year time horizon.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality [and regeneration](#) of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 *Settlement areas* shall be the focus of growth and development, ~~and their vitality and regeneration shall be promoted~~.

- 1.1.3.2 Land use patterns within *settlement areas* shall be based on ~~a)~~ densities and a mix of land uses which:
- a) efficiently use land and resources;
 - b) are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - d) [prepare for the impacts of a changing climate](#);
 - e) support *active transportation*;
 - f) are *transit-supportive*, where transit is planned, exists or may be developed; and
 - g) are *freight-supportive*; ~~and,~~

~~b)~~ [Land use patterns within settlement areas shall also be based on](#) a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for [transit-supportive development, accommodating a significant supply and range of housing options through](#) *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.

~~*Intensification and redevelopment* 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.~~

- 1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.

- 11.3.6 New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and ~~shall~~should have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.
- 11.3.7 Planning authorities ~~shall~~should establish and implement phasing policies to ensure:
- a) that specified targets for *intensification* and *redevelopment* are achieved prior to, or concurrent with, new development within *designated growth areas*; and
 - b) the orderly progression of development within *designated growth areas* and the timely provision of the *infrastructure* and *public service facilities* required to meet current and projected needs.
- 11.3.8 A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:
- a) sufficient opportunities ~~for~~to accommodate growth and to satisfy market demand are not available through *intensification*, *redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
 - b) the *infrastructure* and *public service facilities* 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 *prime agricultural areas*:
 1. the lands do not comprise *specialty crop areas*;
 2. alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid *prime agricultural areas*; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
 - d) the new or expanding *settlement area* is in compliance with the *minimum distance separation formulae*; and
 - e) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are avoided, and where avoidance is not possible, impacts are minimized and mitigated to the extent feasible in accordance with provincial

guidelines. In undertaking a *comprehensive review* the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal

~~In determining the most appropriate direction for expansions to the boundaries of *settlement areas* or the identification of a *settlement area* 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*.~~

1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of *settlement area* boundaries outside a *comprehensive review* provided:

- 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); and
- d) the *settlement area* to which lands would be added is appropriately serviced and there is sufficient reserve *infrastructure* capacity to service the lands.

1.1.4 Rural Areas in Municipalities

Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.

Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.

1.1.4.1 Healthy, integrated and viable *rural areas* should be supported by:

- a) building upon rural character, and leveraging rural amenities and

This is an unofficial comparison of changes proposed to the *Provincial Policy Statement* prepared by [Osler Hoskin Harcourt LLP](#). Comments on the proposed changes [can be made prior to October 20, 2019](#).

- assets;
 - b) promoting regeneration, including the redevelopment of *brownfield sites*;
 - c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
 - d) encouraging the conservation and *redevelopment* of existing rural housing stock on *rural lands*;
 - e) using rural *infrastructure* and *public service facilities* efficiently;
 - f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
 - g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
 - h) conserving biodiversity and considering the ecological benefits provided by nature; and
 - i) providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 2.3.
- 1.1.4.2 In *rural areas*, rural *settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.
- 1.1.4.3 When directing development in rural *settlement areas* 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 *rural lands* in accordance with policy 1.1.5, including where a municipality does not have a *settlement area*.
- 1.1.5 Rural Lands in Municipalities**
- 1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building 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 *rural lands* located in municipalities, permitted uses are:
- 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.

Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.

- 1.1.5.3 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 *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.
- 1.1.5.6 Opportunities should be retained 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 — *Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.*~~

- 1.1.5.8 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

1.1.6 Territory Without Municipal Organization

- 1.1.6.1 On *rural lands* 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 *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.

- 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:
- a) the area forms part of a planning area;
 - b) the necessary *infrastructure* and *public service facilities* 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 *comprehensive review*, that the impacts of development will not place an undue strain on the *public service facilities* and *infrastructure* provided by adjacent municipalities, regions and/or the Province.

1.2 Coordination

121 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:

- 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~~, multimodal transportation systems, public service facilities and waste management systems;
- e) ecosystem, shoreline, watershed, and Great Lakes related issues;
- f) natural and human-made hazards;
- g) population, housing and employment projections, based on regional market areas; and
- h) addressing housing needs in accordance with provincial policy statements such as the ~~Ontario Housing~~ Policy Statement: Service Manager Housing and Homelessness Plans.

- 122 Planning authorities ~~are encouraged to~~ shall engage with Indigenous communities and coordinate on land use planning matters ~~with- Aboriginal communities.~~
- 123 Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.
- 124 Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:
- 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 *provincial plans* where these exist and informed by provincial guidelines;
 - 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 *intensification* and *redevelopment* within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8;
 - d) where major transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors and stations, including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8; and
 - e) ~~identify and~~ provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.
- 125 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.
- 126 Land Use Compatibility**
- 1.2.6.1 *Major facilities and sensitive land uses* ~~should~~ shall be planned ~~to ensure they are appropriately designed, buffered and/or separated from each other and~~ developed to ~~prevent~~ avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the

long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

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 sensitive land uses* adjacent to existing or planned industrial, manufacturing, or other uses that are particularly vulnerable to encroachment are only permitted if:

- a) alternative locations for the proposed *sensitive land uses* have been evaluated and there are no reasonable alternative locations;
and
- b) potential impacts of these uses are minimized and mitigated 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, and mixed uses to meet long-term needs;
- 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;
- c) 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;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- e) ensuring the necessary *infrastructure* is provided to support current and projected needs.

1.3.2 Employment Areas

1321 Planning authorities shall plan for, protect and preserve *employment areas* for current and future uses and ensure that the necessary *infrastructure* is provided to support current and projected needs.

1322 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 the *employment area*.

Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from *sensitive land uses* to maintain the long-term operational and economic viability of the planned uses and function of these areas.

13.23 Within *employment areas* planned for industrial and manufacturing uses, planning authorities shall prohibit residential and institutional uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

Employment areas planned for industrial and manufacturing uses, should include an appropriate transition to adjacent non-employment areas.

13.24 Planning authorities may permit conversion of lands within *employment areas* to non-employment uses through a *comprehensive review*, only where it 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.

13.25 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing *employment areas* may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally-significant by a regional economic development corporation working together with affected upper- and single- tier municipalities and subject to the following:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;
- b) the proposed uses would not adversely affect the overall viability of the *employment area*; and
- c) existing or planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses.

13.26 Planning authorities shall protect *employment areas* in proximity to *major goods movement facilities and corridors* for employment uses that require those locations.

13.27 Planning authorities may plan beyond ~~20~~25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.

1.4 Housing

1.4.1 To provide for an appropriate range and mix of *housing types*~~options~~ and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of ~~10~~¹² years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* 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 *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

[Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.](#)

1.4.2 Where planning is conducted by an upper-tier municipality:

- a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and
- b) the allocation of population and units by the upper-tier municipality shall be based on and reflect *provincial plans* where these exist.

1.4.3 Planning authorities shall provide for an appropriate range and mix of *housing* ~~types~~^{options} and densities to meet projected ~~requirements~~^{market-based needs} of current and future residents of the *regional market area* by:

- a) establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households* [and which aligns with applicable housing and homelessness plans.](#) 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;

- b) permitting and facilitating:
 1. all ~~forms of~~ *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *special needs* requirements and needs arising from demographic changes and employment opportunities; and
 2. all ~~forms~~ types of *residential intensification*, including ~~second~~ additional residential units, and *redevelopment* in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed;
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

1.5 Public Spaces, Recreation, Parks, Trails, and Open Space

1.5.1 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for *recreation*, 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 ~~Infrastructure, electricity generation facilities and transmission and distribution systems,~~ and *public service facilities* shall be provided in a ~~coordinated,~~an efficient ~~and cost-effective~~ manner that ~~considers~~prepares for the impacts ~~from~~of a changing climate ~~change~~ while accommodating projected needs.

Planning for ~~infrastructure, electricity generation facilities and transmission and distribution systems,~~ and *public service facilities* shall be coordinated and integrated with land use planning and growth management so that they are:

- 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 *green infrastructure* to complement *infrastructure*.

1.6.3 Before consideration is given to developing new *infrastructure* and *public service facilities*:

- a) the use of existing *infrastructure* and *public service facilities* should be optimized; and
- b) opportunities for adaptive re-use should be considered, wherever feasible.

1.6.4 *Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services.

1.6.5 *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

1.6.6 Sewage, Water and Stormwater

1.6.6.1 Planning for *sewage and water services* shall:

- a) ~~direct and~~ accommodate ~~expected~~forecasted growth ~~or~~ ~~development~~ in a manner that promotes the efficient use and

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optimization of existing:

1. *municipal sewage services and municipal water services*; and
 2. *private communal sewage services and private communal water services*, where *municipal sewage services and municipal water services* are not available or feasible;
- b) ensure that these systems are provided in a manner that:
1. can be sustained by the water resources upon which such services rely;
 2. prepares for the impacts of a changing climate;
 3. is feasible, and financially viable ~~and complies with all regulatory requirements over their lifecycle~~; and
 4. protects human health and safety, and the natural environment;
- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process; and
- 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.

1.6.6.2 *Municipal sewage services and municipal water services* are the preferred form of servicing for *settlement areas to support protection of the environment and minimize potential risks to human health and safety.* ~~*Intensification and redevelopment*~~ Within *settlement areas* ~~or~~ with existing *municipal sewage services and municipal water services* ~~should~~ intensification and redevelopment shall be promoted, wherever feasible to optimize the use of the services.

1.6.6.3 Where *municipal sewage services and municipal water services* are not ~~provided~~ available, ~~municipalities may allow the use of~~ planned or feasible *private communal sewage services and private communal water services* are the preferred form of servicing for multi- unit/lot development to support protection of the environment and minimize potential risks to human health and safety.

1.6.6.4 Where *municipal sewage services and municipal water services* or *private communal sewage services and private communal water services* are not-

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~~provided~~ available, planned or feasible, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *settlement areas*, ~~these~~ *individual on-site sewage services and individual on-site water 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 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 and 1.6.6.3.

1.6.6.5 *Partial services* shall only be permitted in the following circumstances:

- a) where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing development; or
- b) within *settlement areas*, to allow for infilling and minor rounding out of existing development on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

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 financially viable connection to the existing *partial service* 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 *reserve sewage system capacity* and *reserve*

water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.

1.6.6.7 Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and-
~~erosion~~ prepare for the impacts of a changing climate through the effective management of stormwater;
- d) ~~not increase~~ mitigate risks to human health ~~and,~~ safety ~~and,~~ property ~~damage~~ and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

1.6.7 Transportation Systems

1.6.7.1 *Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

1.6.7.2 Efficient use ~~shall~~ should be made of existing and planned *infrastructure*, including through the use of *transportation demand management* strategies, where feasible.

1.6.7.3 As part of a *multimodal transportation system*, connectivity within and among *transportation systems* 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 *active transportation*.

~~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 *infrastructure*, including transportation, transit and electricity generation facilities and 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.

1.6.8.3 Planning authorities shall not permit *development* in *planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New *development* proposed on *adjacent lands* to existing or *planned corridors* 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.

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.

1.6.8.5 [The co-location of linear *infrastructure* should be promoted, where appropriate.](#)

1.6.8.6 When planning for corridors and rights-of-way for significant transportation, electricity transmission, and *infrastructure* facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.

1.6.9 Airports, Rail and Marine Facilities

1.6.9.1 Planning for land uses in the vicinity of *airports, rail facilities* and *marine facilities* shall be undertaken so that:

a) their long-term operation and economic role is protected; and

b) *airports, rail facilities* and *marine facilities* and *sensitive land uses* are appropriately designed, buffered and/or separated from each

other, in accordance with policy 1.2.6.

1.6.9.2 *Airports* shall be protected from incompatible land uses and development by:

- a) prohibiting new residential *development* and other sensitive land uses in areas near *airports* above 30 NEF/NEP;
- b) considering redevelopment of existing residential uses and other 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 *airport*; and
- c) discouraging land uses which may cause a potential aviation safety hazard.

1.6.10 Waste Management

1.6.10.1 *Waste management systems* 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.~~

Waste management systems shall be located and designed in accordance with provincial legislation and standards.

1.6.11 Energy Supply

1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems to accommodate current and projected needs.

1.6.11.2 ~~Planning authorities should promote renewable energy systems and alternative energy systems, where feasible, in accordance with provincial and federal requirements.~~

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

- a) [promoting](#) opportunities for economic development and community investment-readiness;
- b) [encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;](#)
- c) optimizing the long-term availability and use of land, resources, ~~infrastructure, electricity generation facilities and transmission and distribution systems,~~ and *public service facilities*;
- d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- e) encouraging a sense of place, by promoting well-designed builtform and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*;
- f) promoting the redevelopment of *brownfield sites*;
- g) providing for an efficient, cost-effective, reliable *multimodal transportation system* 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;
- h) providing opportunities for sustainable tourism development;
- i) [sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and ~~promoting~~ maintaining and improving the sustainability of agri-food network and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts;](#)
- j) promoting energy conservation and providing opportunities for ~~development of renewable~~ [increased](#) energy ~~supply systems and alternative energy systems, including district energy;~~
- k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and
- l) encouraging efficient and coordinated communications and telecommunications infrastructure.

1.8 Energy Conservation, Air Quality and Climate Change

- 1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and [preparing for impacts of a changing climate](#) ~~change-adaptation~~ through land use and development patterns which:
- a) promote compact form and a structure of nodes and corridors;
 - b) promote the use of *active transportation* and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
 - 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;
 - d) focus freight-intensive land uses to areas well served by major highways, *airports, rail facilities and marine facilities*;
 - e) [encourage transit-supportive development and intensification](#) to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
 - f) promote design and orientation which: maximizes energy efficiency and conservation, and considers the mitigating [effects](#) of vegetation; and
 - ~~1. — maximizes opportunities for the use of renewable energy systems and alternative energy systems; and~~
 - g) maximize vegetation within *settlement areas*, where feasible.

2.0 Wise Use and Management of Resources

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

Accordingly:

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features* and *ground water features*.

2.1.3 *Natural heritage systems* shall be identified in Ecoregions 6E & 7E¹, recognizing that *natural heritage systems* will vary in size and form in *settlement areas, rural areas, and prime agricultural areas*.

2.1.4 *Development and site alteration* shall not be permitted in:

- a) *significant wetlands* in Ecoregions 5E, 6E and 7E¹; and
- b) *significant coastal wetlands*.

2.1.5 *Development and site alteration* shall not be permitted in:

- a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;
- b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
- c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
- d) *significant wildlife habitat*;
- e) *significant areas of natural and scientific interest*; and

- f) *coastal wetlands* in Ecoregions 5E, 6E and 7E⁴ that are not subject to policy 2.1.4(b)

unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.

⁴ ~~Ecoregions 5E, 6E and 7E are shown on Figure 1.~~

2.1.6 *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.

2.1.7 *Development and site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.

2.1.8 *Development and site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

2.1.9 Nothing in policy 2.1 is intended to limit the ability of *agricultural uses* to continue.

2.1.10 [Municipalities may choose to manage wetlands not subject to policy 2.1.4 and 2.1.5, in accordance with guidelines developed by the Province.](#)

2.2 Water

2.2.1 Planning authorities shall protect, improve or restore the *quality and quantity of water* by:

- a) using the *watershed* 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 *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
- c) [evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;](#)

¹ Ecoregions 5E, 6E and 7E are shown on Figure 1.

- d) identifying water resource systems consisting of *ground water features, hydrologic functions, natural heritage features and areas*, and *surface water features* including shoreline areas, which are necessary for the ecological and hydrological integrity of the *watershed*;
 - e) maintaining linkages and related functions among *ground water features, hydrologic functions, natural heritage features and areas*, and *surface water features* including shoreline areas;
 - f) implementing necessary restrictions on *development* and *site alteration* to:
 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*;
 - g) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
 - h) ensuring consideration of environmental lake capacity, where applicable; and
 - i) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.
- 2.2.2 *Development* and *site alteration* shall be restricted in or near *sensitive surface water features* and *sensitive ground water features* such that these features and their related *hydrologic functions* will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore *sensitive surface water features, sensitive ground water features*, and their *hydrologic functions*.

2.3 Agriculture

- 2.3.1 *Prime agricultural areas* shall be protected for long-term use for agriculture.

Prime agricultural areas are areas where *prime agricultural lands* predominate. *Specialty crop areas* shall be given the highest priority for

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protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the *prime agricultural area*, in this order of priority.

- 2.3.2 Planning authorities shall designate *prime agricultural areas* and *specialty crop areas* in accordance with guidelines developed by the Province, as amended from time to time.

[Planning authorities are encouraged to use an *agricultural system* approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the *agri-food network*.](#)

2.3.3 Permitted Uses

- 2.3.3.1 In *prime agricultural areas*, permitted uses and activities are: *agricultural uses, agriculture-related uses* and *on-farm diversified uses*.

Proposed *agriculture-related uses* and *on-farm diversified uses* 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.

- 2.3.3.2 In *prime agricultural areas*, all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards.

- 2.3.3.3 New land uses, [in *prime agricultural areas*](#), including the creation of lots, and new or expanding livestock facilities shall comply with the *minimum distance separation formulae*.

2.3.4 Lot Creation and Lot Adjustments

- 2.3.4.1 Lot creation in *prime agricultural areas* is discouraged and may only be permitted for:

- a) *agricultural uses*, 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;
- b) *agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate

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- sewage and water services;*
- c) *a residence surplus to a farming operation* as a result of farm consolidation, provided that:
1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; 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; and
- d) *infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

2.3.4.2 Lot adjustments in *prime agricultural areas* may be permitted for *legal or technical reasons*.

2.3.4.3 The creation of new residential lots in *prime agricultural areas* 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 *prime agricultural areas* for expansions of or identification of *settlement areas* 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 *prime agricultural areas* for:

- a) extraction of *minerals, petroleum resources and mineral aggregate resources*, ~~in accordance with policies 2.4 and 2.5~~; or
- b) limited non-residential uses, provided that all of the following are demonstrated:
 1. the land does not comprise a *specialty crop area*;
 2. ~~the proposed use complies with the minimum distance separation formulae~~;
 2. 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

3. alternative locations have been evaluated, and
 - 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 avoided, and where avoidance is not possible, minimized and mitigated to the extent feasible and informed by provincial guidelines.

2.4 Minerals and Petroleum

24.1 *Minerals and petroleum resources* shall be protected for long-term use.

2.4.2 Protection of Long-Term Resource Supply

24.2.1 *Mineral mining operations and petroleum resource operations* shall be identified and protected from *development* 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.

24.2.2 Known *mineral deposits*, known *petroleum resources* and *significant areas of mineral potential* shall be identified and *development* and activities in these resources or on *adjacent lands* which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.

2.4.3 Rehabilitation

24.3.1 Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive

rehabilitation should be undertaken wherever feasible.

24.4 Extraction in Prime Agricultural Areas

24.4.1 Extraction of *minerals* and *petroleum resources* is permitted in *prime agricultural areas* provided that the site will be rehabilitated.

2.5 Mineral Aggregate Resources

2.5.1 *Mineral aggregate resources* shall be protected for long-term use and, where provincial information is available, *deposits of mineral aggregate resources* shall be identified.

2.5.2 Protection of Long-Term Resource Supply

2.5.2.1 As much of the *mineral aggregate resources* as is realistically possible shall be made available as close to markets as possible.

Demonstration of need for *mineral aggregate resources*, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of *mineral aggregate resources* locally or elsewhere.

2.5.2.2 Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.

[Outside of the Greenbelt Area, extraction may be considered in the natural heritage features listed in section 2.1.5, 2.1.6 and 2.1.7, provided that the long-term rehabilitation can demonstrate no negative impacts on the natural features or their ecological functions.](#)

2.5.2.3 *Mineral aggregate resource conservation* shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

2524 *Mineral aggregate operations* shall be protected from *development* 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 *mineral aggregate operations* shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the *Planning Act*. [Where the *Aggregate Resources Act* applies, processes under the *Aggregate Resources Act* shall address the depth of extraction of new or existing *mineral aggregate operations* or their expansions.](#) When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.

2525 In known *deposits of mineral aggregate resources* and on *adjacent lands*, *development* and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.

2.5.3 Rehabilitation

2531 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.

2532 *Comprehensive rehabilitation* planning is encouraged where there is a concentration of mineral aggregate operations.

2533 In parts of the Province not designated under the *Aggregate Resources Act*, rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.

2.54 Extraction in Prime Agricultural Areas

2.54.1 In *prime agricultural areas*, on *prime agricultural land*, extraction of *mineral aggregate resources* is permitted as an interim use provided that the site will be rehabilitated back to an *agricultural condition*.

Complete rehabilitation to an *agricultural condition* is not required if:

- a) outside of a *specialty crop area*, there is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre- extraction agricultural capability unfeasible;
- b) in a *specialty crop area*, there is a substantial quantity of *high quality mineral aggregate resources* below the water table warranting extraction, and the depth of planned extraction makes restoration of pre- extraction agricultural capability unfeasible;
- 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 *designated growth areas*, and resources on *prime agricultural lands* where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* shall be protected in this order of priority: *specialty crop areas*, Canada Land Inventory Class 1, 2 and 3 lands; and
- d) agricultural rehabilitation in remaining areas is maximized.

2.55 ~~Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants~~

2.55.1 *Wayside pits and quarries, portable asphalt plants and portable concrete plants* used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the *Planning Act* 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

- 261 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 262 *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.*
- 263 Planning authorities shall not permit *development and site alteration* on *adjacent lands to protected heritage property* except where the proposed *development and site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved.
- 264 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 265 Planning authorities shall [engage with Indigenous communities](#) and consider ~~the~~[their](#) interests ~~of Aboriginal communities in conserving~~[when identifying, protecting and managing](#) cultural heritage and archaeological resources.

3.0 Protecting Public Health and Safety

(Note: policies in this section related to natural hazards are subject to ongoing review by the Province's Special Advisor on flooding. Further changes may be considered as a result of this review)

Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards.

Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

Accordingly:

3.1 Natural Hazards

3.1.1 Development shall generally be directed to areas outside of:

- a) *hazardous lands* adjacent to the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes* which are impacted by *flooding hazards, erosion hazards* and/or *dynamic beach hazards*;
- b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*; and
- c) *hazardous sites*.

3.1.2 *Development and site alteration* shall not be permitted within:

- 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);
- 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
- d) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.

- 3.1.3 Planning authorities shall ~~consider~~prepare for the ~~potential~~ impacts of a *changing* climate change that may increase the risk associated with natural hazards.
- 3.1.4 Despite policy 3.1.2, *development* and *site alteration* may be permitted in certain areas associated with the *flooding hazard* along *river, stream and small inland lake systems*:
- a) in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* 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
 - b) where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.
- 3.1.5 *Development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:
- a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
 - b) an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations; or
 - c) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.
- 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:

- 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 hazards are not aggravated;
and
- d) no adverse environmental impacts will result.

3.1.8 *Development* shall generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire*.

Development may however be permitted in lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*.

3.2 Human-Made Hazards

3.2.1 Development on, abutting or adjacent to lands affected by *mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations* may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

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 that there will be no *adverse effects*.

3.2.3 [Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.](#)

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~~ [<DATE>](#).

4.2 ~~In accordance with section 3 of the *Planning Act*, 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~~ [This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.](#)

~~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.~~

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 *Constitution Act, 1982*.

4.4 This Provincial Policy Statement shall be ~~read~~ [implemented in its entirety and all relevant policies are to be applied to each situation](#) [in a manner that is consistent with Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.](#)

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 Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.~~

4.6 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.

Official plans shall identify provincial interests and set out appropriate land

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use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

~~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.~~

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.

~~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.~~

~~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.~~

~~4.10 — A wide range of legislation, regulations, policies, and plans may apply to decisions with respect to *Planning Act* applications. In some cases, a *Planning Act* proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply.~~

~~4.11 — In addition to land use approvals under the *Planning Act*, 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.~~

~~There may be circumstances where land use approvals under the *Planning Act* may be integrated with approvals under other legislation, for example, integrating the planning processes and approvals under the *Environmental Assessment Act* and the *Planning Act*, provided the intent and requirements of both Acts are met.~~

~~4.12 — Provincial plans 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 Niagara Escarpment Planning and Development Act, the Ontario Planning and Development Act, 1994, the Oak Ridges Moraine Conservation Act, 2001, the Greenbelt Act, 2005 and the Places to Grow Act, 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.~~

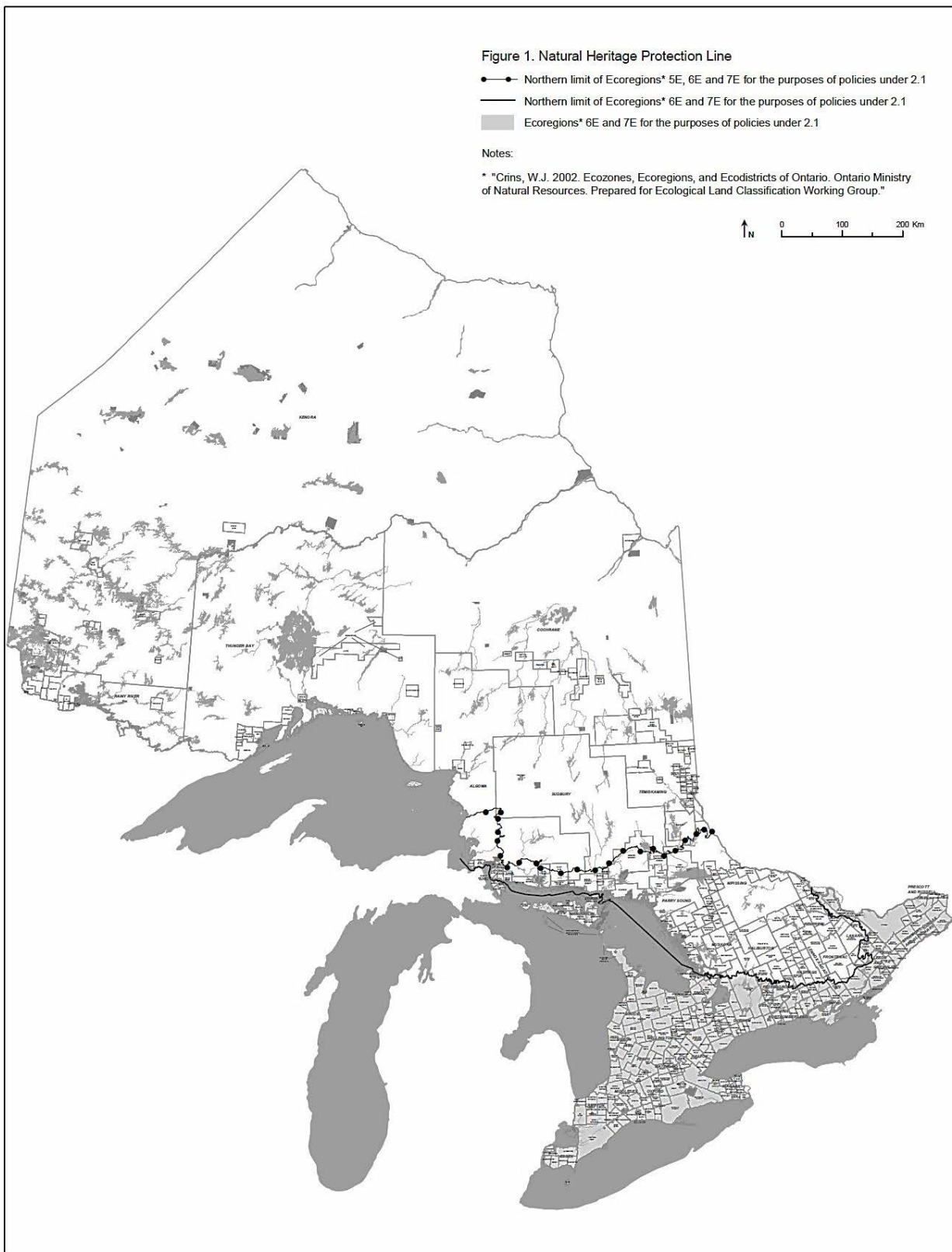
4.7 Planning authorities shall take action to support increased housing supply and facilitate a timely and streamlined process for local development by:

- a) identifying and fast-tracking priority applications which support housing and job-related growth and development; and
- b) reducing the time needed to process residential and priority applications to the extent practical.

4.8 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.

4.9 Municipalities are encouraged to ~~establish performance indicators to~~ 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 issued by the Minister.

5.0 Figure 1



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6.0 Definitions

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of *flooding hazards, erosion hazards and/or other water-related hazards*.

Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adjacent lands: means

- a) for the purposes of policy 1.6.8.3, those lands contiguous to existing or planned corridors and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 2.1.8, those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same

objectives;

- c) for the purposes of policies 2.4.2.2 and 2.5.2.5, those lands contiguous to lands on the surface of known *petroleum resources, mineral deposits, or deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and
- d) for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.

Adverse effects: as defined in the *Environmental Protection Act*, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business

Affordable: means

- a) in the case of ownership housing, the least expensive of:
 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the *regional market area*;
- b) in the case of rental housing, the least expensive of:
 1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
 2. a unit for which the rent is at or below the average market rent of a unit in the *regional market area*.

Agricultural condition: means

- a) in regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and

- b) in regard to *prime agricultural land* outside of *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

Agricultural System: A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) an agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and
- b) an agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector.

Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agri-food network: Within the Agricultural System, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Airports: means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment

(air, earth and water) when compared to conventional energy systems.

Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Areas of archaeological potential: means areas with the likelihood to contain *archaeological resources*. ~~Methods~~ Criteria to identify archaeological potential are established by the Province, ~~but municipal approaches which achieve the same objectives may also be used.~~ The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist through archaeological assessment and/or fieldwork.

Areas of mineral potential: means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits* or other technical evidence.

Areas of natural and scientific interest (ANSI): means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually

but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an ~~Aboriginal~~Indigenous community. Most built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or has been included on local, provincial, federal and/or ~~federal~~international registers.

Coastal wetland: means

- a) any *wetland* that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
- b) any other *wetland* that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.

Comprehensive rehabilitation: means rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible,

with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations*.

Comprehensive review: means

a) for the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
2. utilizes opportunities to accommodate projected growth or development through *intensification* and *redevelopment*; and considers physical constraints to accommodating the proposed development within existing *settlement area* boundaries;
3. is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;

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4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
- b) 6. considers cross-jurisdictional issues.
for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:
 1. addresses long-term population projections, *infrastructure* requirements and related matters;
 2. confirms that the lands to be developed do not comprise *specialty crop areas* in accordance with policy 2.3.2; and
 3. considers cross-jurisdictional issues.

Conserved: means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained ~~under the Ontario Heritage Act~~. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved or adopted by the planning authority or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

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.

Cultural heritage landscape:

means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an ~~Aboriginal~~[Indigenous](#) community. The area may ~~involve~~[include](#) features such as [buildings](#), structures, spaces, [views](#), archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. ~~Examples may include, but are not limited to, heritage conservation districts designated~~[Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act- villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by, or have been included on federal and/or international designation authorities \(e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site\)](#)[registers, or protected through official plan, zoning by-law, or other land use planning mechanisms.](#);

Defined portions of the flooding hazard along connecting channels:

means those areas which are critical to the conveyance of the flows associated with the *one hundred year flood level* along the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where *development or site alteration* will create *flooding hazards*, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

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Deposits of mineral aggregate resources: means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated and available: means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition.

Designated growth areas: means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. *Designated growth*

areas include lands which are *designated and available* for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses.

Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process;
- b) works subject to the *Drainage Act*; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

Dynamic beach hazard: means areas of inherently unstable accumulations of shoreline sediments along the *Great Lakes - St. Lawrence River System* and *large inland lakes*, as identified by provincial standards, as amended from time to time. The *dynamic beach hazard* limit consists of the *flooding hazard* limit plus a dynamic beach allowance.

Ecological function:

means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Employment area:

means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered species:

means a species that is ~~listed or categorized~~classified as an “Endangered Species” on the ~~Ontario Ministry of Natural Resources’ official~~ Species at Risk in Ontario List, as updated and amended from time to time.

Erosion hazard: means the loss of land, due to

human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Fish: means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat: as defined in the *Fisheries Act*, means **spawning** grounds and any other areas, including nursery, rearing, food supply, and migration areas on which *fish* depend directly or indirectly in order to carry out their life processes.

Flood fringe: for *river, stream and small inland lake systems*, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the *floodway*.

Flood plain: for *river, stream and small inland lake systems*, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, the *flooding hazard* limit is based on the *one hundred year flood level* plus an allowance for *wave uprush* and *other water-related hazards*;
- b) along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:
 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific

watershed and combined with the local conditions, where evidence suggests that the storm

event could have potentially occurred over watersheds in the general area;

2. the *one hundred year flood*; and
3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards, wave uprush* and *other water-related hazards* along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, and *flooding hazards* along *river, stream and small inland lake systems*.

Floodway: for *river, stream and small inland lake systems*, means the portion of the *flood plain* where *development* and *site alteration* would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the *floodway* is the entire contiguous *flood plain*.

Where the *two zone concept* is applied, the floodway is the contiguous inner portion of the *flood plain*,

representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the *two zone concept* applies, the outer portion of the *flood plain* is called the *flood fringe*.

Freight-supportive: in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Great Lakes - St. Lawrence River System: means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

Greenbelt Area: means the area identified in Ontario Regulation 59/05, as amended from time to time.

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Ground water feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered species and threatened species: means habitat within the meaning of Section 2 of the Endangered Species Act, 2007

- ~~a) with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) is in force, the area prescribed by that regulation as the habitat of the species; or~~
 - ~~b) with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and~~
- ~~places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.~~

Hazardous forest types for wildland fire: means forest types assessed as being associated with the

risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the *Great Lakes - St. Lawrence River System*, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the *flooding hazard, erosion hazard or dynamic beach hazard* limits. Along the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard, erosion hazard or dynamic beach hazard* limits. Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard or erosion hazard* limits.

Hazardous sites: means property or lands that could be unsafe for *development and site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage attributes: means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and [that must be retained](#). [Attributes](#) may include the property's built, [constructed](#), or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting ([including e.g. significant views or vistas to or from a protected heritage property](#))

High quality: means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP).

[Housing options:](#) means a range of [housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings and uses such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.](#)

Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere,

and water's interaction with the environment including its relation to living things.

Impacts of a changing climate: [means the potential for present and future consequences and opportunities from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability](#)

Individual on-site sewage

services: means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water

services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development.

Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution

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systems, communications/ telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Institutional use: for the purposes of policy 3.1.5, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield sites*;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

Large inland lakes: means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income households: means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or
- b) in the case of rental housing,

households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.

Major facilities: means facilities which may require separation from *sensitive land uses*, including but not limited to airports, [manufacturing uses](#), transportation infrastructure and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and corridors:

means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter- modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are *freight-supportive* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future *marine facilities*.

Mine hazard: means any feature of a mine as defined under the *Mining Act*, or any related disturbance of the ground that has not been rehabilitated.

Minerals: means metallic minerals and non-metallic minerals as herein defined, but does not include *mineral aggregate resources* or *petroleum resources*.

Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals.(e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Mineral aggregate operation: means

- a) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary

related products.

Mineral aggregate resources:

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

Mineral aggregate resource

conservation: means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to

development occurring.

Mineral deposits: means areas of identified *minerals* that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral mining operation: means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use

Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Multimodal transportation system: means a transportation system which may **include** several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

Municipal sewage services: means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality, [including centralized and decentralized systems](#).

Municipal water services: means a municipal drinking-water system within the **meaning** of section 2 of the *Safe Drinking Water Act, 2002*, [including centralized and decentralized systems](#).

Natural heritage features and areas: means features and areas, including *significant wetlands*, *significant coastal wetlands*, other *coastal wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat*, *significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the

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St. Marys River), *habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system: means a system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying *natural heritage systems*, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts: means

- a) in regard to policy 1.6.6.4 and 1.6.6.5, [potential risks to human health and safety](#) and degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to policy 2.2, degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities;
- c) in regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
- d) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

Normal farm practices: means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative

technology in a manner consistent with proper advanced farm management practices.

Normal farm practices shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act.

Oil, gas and salt hazards: means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products. [Ground-mounted solar facilities are permitted in prime agricultural areas and specialty crop areas only as on-farm diversified uses.](#)

One hundred year flood: for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level: means

- a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
- b) in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

Partial services: means

- a) *municipal sewage services or private communal sewage services* ~~and~~ *combined with individual on-site water services*; or
- b) *municipal water services or private communal water services* ~~and~~ *combined with individual on-site sewage services.*

Petroleum resource operations: means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons

Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through *provincial plans*, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation, [Metrolinx, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator \(IESO\) or any successor to those ministries or entities](#) is actively pursuing the identification of a corridor. Approaches for the protection of *planned corridors* may be recommended in guidelines developed by the Province.

Portable asphalt plant: means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Prime agricultural area: means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A *prime agricultural area* may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land: means *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Private communal sewage services: means a

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sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services:

means a non- municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

Protected heritage property:

means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Protection works standards:

means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by *flooding hazards*, *erosion hazards* and *other water-related hazards*, and to allow access for their maintenance and repair.

Provincial and federal requirements:

means

- a) ~~in regard to policy 1.6.11.2, legislation, regulations, policies and standards administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy systems and ensuring that the necessary approvals are obtained;~~
- a) in regard to policy 2.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- b) in regard to policy 2.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial plan: means a provincial plan **within** the meaning of section 1 of the *Planning Act*.

Public service facilities: means land, buildings and structures for the **provision** of programs and services provided or **subsidized** by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, [long- term care services](#), and cultural services. *Public service facilities* do not include *infrastructure*.

Quality and quantity of water: is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous

contaminants, and hydrologic regime.

Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

Recreation: means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

Redevelopment: means the creation of new units, uses or lots on **previously** developed land in existing communities, including *brownfield sites*.

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if

defined in an official plan, may be utilized.

Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system: means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

Reserve sewage system capacity: means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites **approved** under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

Reserve water system capacity: means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation: means an existing habitable farm residence that is rendered surplus as a result of **farm** consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes: ;

- a) redevelopment, including the redevelopment

- of *brownfield sites*;
- b) the development of vacant or underutilized lots within previously developed areas;
 - c) infill development;
 - d) [development and introduction of new housing options within previously developed areas](#);
 - e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
 - f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, ~~second~~[additional residential units and, rooming houses, and other housing options](#).

River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Rural areas: means a system of lands within municipalities that may include rural *settlement areas*, *rural lands*, *prime agricultural areas*, natural heritage features and areas, and resource areas.

Rural lands: means lands which are

located outside *settlement areas* and which are outside *prime agricultural areas*.

Sensitive: in regard to *surface water features* and *ground water features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in policy 1.1.2. In cases where land in *designated growth areas* is not available, the *settlement area* may be no larger than the area where development is concentrated.

Sewage and water services: includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

Significant: means

- a) in regard to *wetlands, coastal wetlands and areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources;
- c) in regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- d) in regard to *mineral* potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. [Processes for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act. National and international criteria are established by the certifying bodies for the important contribution they make to our understanding of the history of a place, an event, or a people](#)

Criteria for determining significance for the resources identified in sections (c) ~~(d)-(e)~~ are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

For the purposes of policy 2.1.4(a), *site alteration* does not include underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E,

where advanced exploration has the same meaning as in the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to, [long-term care homes, adaptable and accessible housing](#), and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Special Policy Area: means an area within a community that has historically existed in the *flood plain* and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria and procedures for approval are established by the Province.

A *Special Policy Area* is not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for *development* outside the *flood plain*.

Specialty crop area: means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species: means a species that is ~~listed or categorized~~ [classified](#) as a "Threatened Species" on the ~~Ontario Ministry of Natural Resources' official~~ Species at Risk [in Ontario](#) List, as updated and amended from time to time.

Transit-supportive: in regard to land use patterns,

means development that makes transit viable, [optimizes investments in transit infrastructure](#), and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, [including air rights development, in proximity to transit stations, corridors and associated elements within the transportation system](#). Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Transportation demand management: means a set of strategies that result in more efficient use of the *transportation system* by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, *airports, marine facilities*, ferries,

canals and associated facilities such as storage and maintenance.

Two zone concept: means an approach to *flood plain* management where the *flood plain* is differentiated in two parts: the *floodway* and the *flood fringe*.

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

Waste management system: means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Watershed: means an area that is drained by a river and its tributaries.

Wave uprush: means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline.

Wayside pits and quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of

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wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildland fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general

public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest



PROVINCIAL POLICY STATEMENT (PPS) REVIEW

ONTARIO'S LAND USE PLANNING SYSTEM

WHAT IS THE PPS?

- The Provincial Policy Statement (PPS) is the primary provincial land use policy document that sets out minimum requirements that apply across Ontario
- The Planning Act requires that all land use planning decisions “shall be consistent with” the PPS
- Municipalities are the primary decision-makers for local communities and implement provincial policies, including the PPS, through official plans and other planning decisions
- Municipalities may build on, but not conflict with, PPS policies to reflect local context
- PPS policies are intended to help protect what matters most by providing policy direction related to growth and development, the use and management of resources, and the protection of the environment and public health and safety

GOVERNMENT COMMITMENT TO REVIEW THE PPS

- In early 2019, engagement on the PPS was undertaken as part of the Increasing Housing Supply Consultations
- Input received helped to inform the development of the **More Homes, More Choice: Ontario's Housing Supply Action Plan**, released in May 2019
- Through the Action Plan, the government signaled its intention to review the PPS

HOW CAN I LEARN MORE & PROVIDE FEEDBACK?

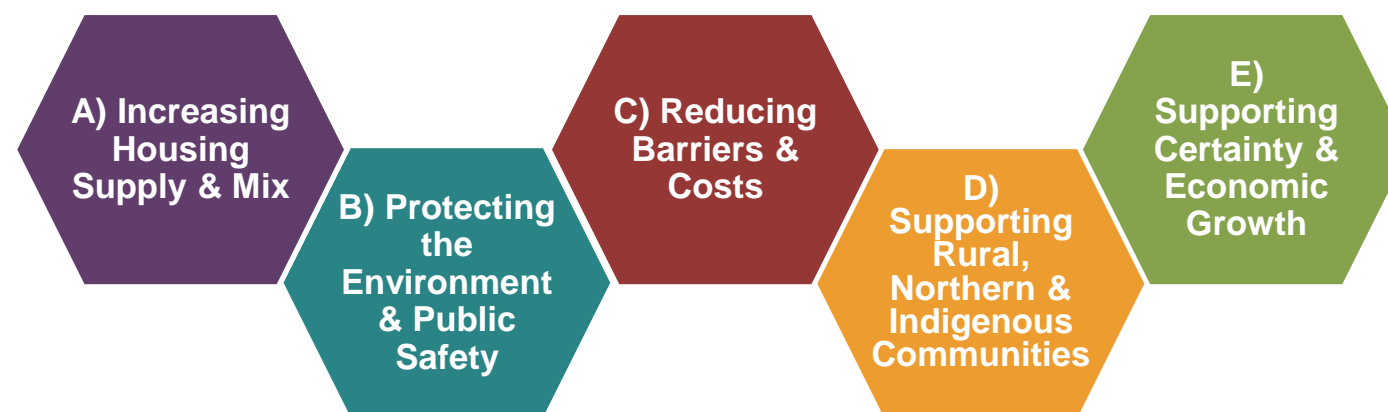
For details on specific policy changes, the draft PPS is available online at: ero.ontario.ca/notice/019-0279

If you are interested in providing written feedback during the 90-day consultation period (July 22, 2019 – Oct 21, 2019), you may do so by either:

- Submitting comments through the Environmental Registry of Ontario at: ero.ontario.ca/notice/019-0279
- Emailing planningconsultation@ontario.ca

PROPOSED PPS POLICY AREAS

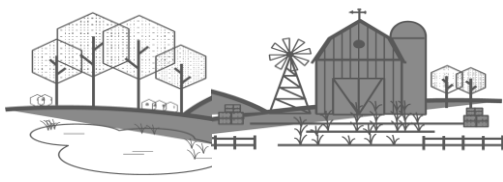
The government is proposing PPS changes to reflect Ontario's changing needs across 5 key areas:



QUESTIONS FOR CONSIDERATION

The government wants your feedback on the PPS draft policies and would like your views on the following questions:

- Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?
- Do the proposed policies strike the right balance? Why or why not?
- How do these policies take into consideration the views of Ontario communities?
- Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?
- Are there other tools that are needed to help implement the proposed policies?



PROVINCIAL POLICY STATEMENT (PPS) REVIEW

A

Increasing Housing Supply & Mix

A stable housing market with sufficient supply will help make housing more attainable and affordable for the people of Ontario. It will also attract new investment and create investment-ready communities that are attractive to employers and provide workers with places to live

The PPS draft policies would:

- Increase land supply requirements that municipalities must meet:
 - Increase planning horizon from 20 to 25 years (1.1.2)
 - Increase housing land supply from 10 to 12 years (1.4.1(a))
 - Allow higher minimum requirement for serviced residential land (5 years) for upper- and single-tier municipalities (1.4.1)
- Update provincial guidance to support land budgeting (i.e. Projection Methodology) (1.1.2, 1.2.4(a))
- Increase flexibility for municipalities related to the phasing of development (1.1.3.7) and compact form (1.1.3.6)
- Add flexibility to the process for settlement area boundary expansions (e.g. allow minor adjustments subject to specific tests, highlight that study requirements should be proportionate to the size/scale of development) (1.1.3.8, 1.1.3.9)
- Support the development of housing to meet current and future housing needs, and add reference to housing options and market-based needs (Vision, 1.4.1, 1.4.3, Definitions: "Housing options")
- Require transit-supportive development and prioritize intensification, including potential air rights development, in proximity to transit, including corridors and stations (1.4.3(e))
- Support municipalities in achieving affordable housing targets by requiring alignment with Housing and Homelessness Plans (1.4.3(a))
- Broaden PPS policies to enhance support for development of long-term care homes (1.4.3(b)(1), Definitions: "Special needs" & "Public service facilities")

B

Protecting the Environment & Public Safety

The Made-in-Ontario Environment Plan includes a commitment to review land use policies that are critical to managing the impacts of a changing climate. Planning for extreme weather events helps protect people and property and makes financial sense

The PPS draft policies would:

- Enhance direction to prepare for impacts of a changing climate (Vision, 1.1.1(i), 1.1.3.2(d), 1.6.1, 1.6.6.1(b)(2), 1.6.6.7(c), 1.8.1, 2.2.1(c), 3.1.3, Definitions: "Impacts of a changing climate",)
- Enhance stormwater management policies to protect water and support climate resiliency (1.6.6.7(a), 1.6.6.7(c), 1.6.6.7(d))
- Promote the on-site local reuse of excess soil (3.2.3)
- Maintain current policies related to natural and human made hazards which directs development away from hazardous areas including flood-prone areas in order to protect public health and safety, while work by the Special Advisor on flooding is underway (3.1)
- Maintain current policies that require municipalities in southern Ontario to identify natural heritage systems, and provide flexibility as to how to achieve this outcome (2.1.3)
- Provide a new, voluntary management approach for managing local or regionally-significant wetlands (2.1.10)
- Maintain protections for the Greenbelt

C

Reducing Barriers & Costs

A streamlined land use planning and development process which protects what is important – while reducing barriers and costs – supports economic growth and investment and the continued prosperity of Ontarians

The PPS draft policies would:

- Require municipalities to take action to fast-track development applications for certain proposals (e.g. housing) (4.7)
- Allow mineral aggregate operations to use rehabilitation plans to demonstrate that extraction will have no negative impacts (2.5.2.2)
- Align policies and definition of cultural heritage with recent changes to the Ontario Heritage Act (Definitions: "Cultural heritage landscape", various other definitions)
- Refocus PPS energy policies to support a broad range of energy types and opportunities for increased energy supply (1.6.11.1)
- Ground mounted solar would be permitted in prime agricultural and specialty crop areas as an on-farm diversified use (Definitions: "On-farm diversified uses")
- Make minor changes to streamline development approvals and support burden reduction

D

Supporting Rural, Northern & Indigenous Communities

Rural, northern and Indigenous communities are vital to Ontario's continued prosperity and overall well-being

The PPS draft policies would:

- Allow flexibility for communities by clarifying perceived barriers to sewage and water servicing policies for lot creation and development in rural settlement areas (1.6.6)
- Enhance municipal engagement with Indigenous communities on land use planning to help inform decision-making, build relationships and address issues upfront in the approvals process (1.2.2, 2.6.5, Vision)
- Promote an agricultural systems approach to enhance agricultural protections to support critical food production and the agricultural sector as a significant economic driver (1.7.1(i), 2.3.2, 2.3.6.2, Definitions: "Agricultural system", "Agri-food network")

E

Supporting Certainty & Economic Growth

Economic opportunities and continued investment are vital to supporting jobs and the continued economic well-being of all Ontarians. Supporting jobs is a key priority of Ontario's Open for Business agenda

The PPS draft policies would:

- Encourage municipalities to facilitate conditions for economic investment (1.3.1(c))
- At the time of official plan review or update, encourage municipalities to assess locally-identified employment areas to ensure designations are appropriate (1.3.2.2)
- Provide municipalities with greater control over employment area conversions to support the forms of development and job creation that suit the local context (current and future) (1.3.2.5)
- Provide enhanced direction for land use compatibility and stronger protection for major facilities such as manufacturing and industrial uses where non-employment uses are planned nearby (i.e. buffering uses from new sensitive uses) (1.2.6.1, 1.2.6.2, 1.3.2.3, Definitions: "Major facilities")

Provincial Policy Statement Review Proposed Policies

July 2019

Highlights of the proposed Policy Changes

The proposed Provincial Policy Statement changes work together with other recent changes to the land use planning system – including changes to the Planning Act through [Bill 108, More Homes, More Choice Act, 2019](#) (once proclaimed) and [A Place to Grow: Growth Plan for the Greater Golden Horseshoe](#) - to support overall goals related to increasing housing, supporting jobs and reducing red tape.

The government is seeking feedback on proposed changes to the **Provincial Policy Statement**. At this time, we are proposing policy changes to:

- encourage the development of an increased mix and supply of housing
- protect the environment and public safety
- reduce barriers and costs for development and provide greater predictability
- support rural, northern and Indigenous communities
- support the economy and jobs

Seeking Feedback

The government wants your feedback on proposed PPS changes to support Ontario communities that provide housing choices for all residents, are investment-ready, and protect the environment and important resources such as water and farmland.

As you read through the proposed PPS changes, we would appreciate hearing your views on the following questions:

- **Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?**
- **Do the proposed policies strike the right balance? Why or why not?**
- **How do these policies take into consideration the views of Ontario communities?**
- **Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?**
- **Are there any other tools that are needed to help implement the proposed policies?**

Please submit written comments by:

- Emailing us at planningconsultation@ontario.ca
- Submitting comments or questions on the Environmental Registry of Ontario (ERO) at <https://ero.ontario.ca/pps> in response to posting #019-0279
- Writing us at:

Provincial Policy Statement Review

Ministry of Municipal Affairs and Housing
Provincial Planning Policy Branch
777 Bay St., 13th Floor
Toronto, ON M5G 2E5

The deadline for written comments is October 21, 2019.

Please note: All comments and submissions received will become part of the public record and could be released.

Any collection of personal information is in accordance with subsection 39(2) of the Freedom of Information and Protection of Privacy Act. It is collected under the authority of the Ministry of Municipal Affairs and Housing Act for the purpose of obtaining input on this initiative. If you have any questions about the collection, use and disclosure of this information please contact:

Ministry of Municipal Affairs and Housing
Senior Information and Privacy Advisor
777 Bay Street, 17th Floor
Toronto, ON M5G 2E5
(416) 585-7094

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Part I: Preamble

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians.

The Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The policies of the Provincial Policy Statement may be complemented by provincial plans or by locally-generated policies regarding matters of municipal interest. Provincial plans and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term.

Municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning. Official plans shall identify provincial interests and set out appropriate land use designations and policies.

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. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement.

Zoning and development permit by-laws are also 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.

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Land use planning is only one of the tools for implementing provincial interests. A wide range of legislation, regulations, policies and programs may apply to decisions with respect to *Planning Act* applications and affect planning matters, and assist in implementing these interests.

In some cases, a *Planning Act* proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply. In addition to land use approvals under the *Planning Act*, 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.

There may be circumstances where land use approvals under the *Planning Act* may be integrated with approvals under other legislation, for example, integrating the planning processes and approvals under the *Environmental Assessment Act* and the *Planning Act*, provided the intent and requirements of both Acts are met.

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 and Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.

Part II: Legislative Authority

The Provincial Policy Statement is issued under the authority of section 3 of the *Planning Act* and came into effect on <DATE>.

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

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.

Part III: How to Read the Provincial Policy Statement

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The Provincial Policy Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

Read the Entire Provincial Policy Statement

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Provincial Policy Statement as a whole.

There is no implied priority in the order in which the policies appear.

Consider Specific Policy Language

When applying the Provincial Policy Statement it is important to consider the specific language of the policies. Each policy provides direction on how it is to be implemented, how it is situated within the broader Provincial Policy Statement, and how it relates to other policies.

Some policies set out positive directives, such as “settlement areas shall be the focus of growth and development.” Other policies set out limitations and prohibitions, such as “development and site alteration shall not be permitted.” Other policies use enabling or supportive language, such as “should,” “promote” and “encourage.”

The choice of language is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.

Geographic Scale of Policies

The Provincial Policy Statement recognizes the diversity of Ontario and that local context is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

While the Provincial Policy Statement is to be read as a whole, not all policies will be applicable to every site, feature or area. The Provincial Policy Statement applies at a range of geographic scales.

Some of the policies refer to specific areas or features and can only be applied where these features or areas exist. Other policies refer to planning objectives that need to be considered in the context of the municipality or planning area as a whole, and are not necessarily applicable to a specific site or development proposal.

Policies Represent Minimum Standards

The policies of the Provincial Policy Statement represent minimum standards.

Within the framework of the provincial policy-led planning system, planning authorities and decision-makers may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the Provincial Policy Statement.

Defined Terms and Meanings

Except for references to legislation which are italicized, other italicized terms in the Provincial Policy Statement are defined in the Definitions section. For non-italicized terms, the normal meaning of the word applies. Terms may be italicized only in specific policies; for these terms, the defined meaning applies where they are italicized and the normal meaning applies where they are not italicized. Defined terms in the Definitions section are intended to capture both singular and plural forms of these terms in the policies.

Guidance Material

Guidance material and technical criteria may be issued from time to time to assist planning authorities and decision-makers with implementing the policies of the Provincial Policy Statement. Information, technical criteria and approaches outlined in guidance material are meant to support but not add to or detract from the policies of the Provincial Policy Statement.

Relationship with Provincial Plans

The Provincial Policy Statement provides overall policy directions on matters of provincial interest related to land use planning and development in Ontario, and applies province-wide, except where this policy statement or another provincial plan provides otherwise.

Provincial plans, such as the Greenbelt Plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the Growth Plan for Northern Ontario, build upon the policy foundation provided by the Provincial Policy Statement. They provide additional land use planning policies to address issues facing specific geographic areas in Ontario.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

Where the policies of provincial plans address the same, similar, related, or overlapping matters as the policies of the Provincial Policy Statement, applying the more specific policies of the provincial plan satisfies the more general requirements of the Provincial Policy Statement. In contrast, where matters addressed in the Provincial Policy Statement do not overlap with policies in provincial plans, the policies in the Provincial Policy Statement must be independently satisfied.

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the Provincial Policy Statement. Where provincial plans are in effect, planning decisions must conform or not conflict with them, as the case may be.

Part IV: Vision for Ontario's Land Use Planning System

The long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.

Ontario is a vast province with diverse urban, rural and northern communities which may face different challenges related to diversity in population, economic activity, pace of growth and physical and natural conditions. Some areas face challenges related to maintaining population and diversifying their economy, while other areas face challenges related to accommodating and managing the development and population growth which is occurring, while protecting important resources and the quality of the natural environment.

The Province's rich cultural diversity is one of its distinctive and defining features. Indigenous communities have a unique relationship with the land and its resources, which continues to shape the history and economy of the Province today. Ontario recognizes the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their section 35 Aboriginal or treaty rights. Planning authorities are encouraged to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making.

The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.

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Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. They support the financial well-being of the Province and municipalities over the long term, and minimize the undesirable effects of development, including impacts on air, water and other resources. They also permit better adaptation and response to the impacts of a changing climate, which will vary from region to region. Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change.

The Province's natural heritage resources, water resources, including the Great Lakes, agricultural resources, mineral resources, and cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The Province must ensure that its resources are managed in a sustainable way to conserve biodiversity, protect essential ecological processes and public health and safety, provide for the production of food and fibre, minimize environmental and social impacts, provide for recreational opportunities (e.g. fishing, hunting and hiking) and meet its long-term needs.

It is equally important to protect the overall health and safety of the population. The Provincial Policy Statement directs development away from areas of natural and human-made hazards. This preventative approach supports provincial and municipal financial well-being over the long term, protects public health and safety, and minimizes cost, risk and social disruption.

Taking action to conserve land and resources avoids the need for costly remedial measures to correct problems and supports economic and environmental principles.

Strong communities, a clean and healthy environment and a strong economy are inextricably linked. Long-term prosperity, human and environmental health and social well-being should take precedence over short-term considerations.

The fundamental principles set out in the Provincial Policy Statement apply throughout Ontario. To support our collective well-being, now and in the future, all land use must be well managed.

Part V: Policies

1.0 Building Strong Healthy Communities

Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Accordingly:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- 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 market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, 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 *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- e) promoting the integration of land use planning, growth management, *transit-supportive* development, *intensification* and *infrastructure* planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g) ensuring that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local *impacts of a changing climate*.

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 25 years, informed by provincial guidelines. 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 *provincial plan*, that time frame may be used for municipalities within the area.

Within *settlement areas*, sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*.

Nothing in policy 1.1.2 limits the planning for *infrastructure* and *public service facilities* and *employment areas* beyond a 25-year time horizon.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 *Settlement areas* shall be the focus of growth and development.

1.1.3.2 Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

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- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the *impacts of a changing climate*;
- e) support *active transportation*;
- f) are *transit-supportive*, where transit is planned, exists or may be developed; and
- g) are *freight-supportive*.

Land use patterns within *settlement areas* shall also be based on a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for *transit-supportive* development, accommodating a significant supply and range of *housing options* through *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.
- 1.1.3.6 New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.

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- 1.1.3.7 Planning authorities should establish and implement phasing policies to ensure:
- a) that specified targets for *intensification* and *redevelopment* are achieved prior to, or concurrent with, new development within *designated growth areas*; and
 - b) the orderly progression of development within *designated growth areas* and the timely provision of the *infrastructure* and *public service facilities* required to meet current and projected needs.
- 1.1.3.8 A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:
- a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through *intensification*, *redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
 - b) the *infrastructure* and *public service facilities* 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 *prime agricultural areas*:
 1. the lands do not comprise *specialty crop areas*;
 2. alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid *prime agricultural areas*; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
 - d) the new or expanding *settlement area* is in compliance with the *minimum distance separation formulae*; and
 - e) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are avoided, and where avoidance is not possible, impacts are minimized and mitigated to the extent feasible in accordance with provincial guidelines.

In undertaking a *comprehensive review* the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.

- 1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of *settlement area* boundaries outside a *comprehensive review* provided:
- 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); and
 - d) the *settlement area* to which lands would be added is appropriately serviced and there is sufficient reserve *infrastructure* capacity to service the lands.

1.1.4 Rural Areas in Municipalities

Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.

Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.

- 1.1.4.1 Healthy, integrated and viable *rural areas* should be supported by:
- a) building upon rural character, and leveraging rural amenities and assets;
 - b) promoting regeneration, including the redevelopment of *brownfield sites*;
 - c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
 - d) encouraging the conservation and *redevelopment* of existing rural housing stock on *rural lands*;
 - e) using rural *infrastructure* and *public service facilities* efficiently;

- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) conserving biodiversity and considering the ecological benefits provided by nature; and
- i) providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 2.3.

1.1.4.2 In *rural areas*, *rural settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.4.3 When directing development in *rural settlement areas* 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 *rural lands* in accordance with policy 1.1.5, including where a municipality does not have a *settlement area*.

1.1.5 Rural Lands in Municipalities

1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building 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 *rural lands* located in municipalities, permitted uses are:

- 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.

Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.

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- 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 *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.
- 1.1.5.6 Opportunities should be retained 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 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

1.1.6 Territory Without Municipal Organization

- 1.1.6.1 On *rural lands* 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 *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.
- 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:
 - a) the area forms part of a planning area;

- b) the necessary *infrastructure* and *public service facilities* 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 *comprehensive review*, that the impacts of development will not place an undue strain on the *public service facilities* and *infrastructure* 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 municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:

- 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, multimodal transportation systems, public service facilities* and *waste management systems*;
- e) ecosystem, shoreline, watershed, and Great Lakes related issues;
- f) natural and human-made hazards;
- g) population, housing and employment projections, based on *regional market areas*; and
- h) addressing housing needs in accordance with provincial policy statements such as the Policy Statement: Service Manager Housing and Homelessness Plans.

1.2.2 Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters.

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:

- a) identify and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect *provincial plans* where these exist and informed by provincial guidelines;
- 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 *intensification* and *redevelopment* within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8;
- d) where major transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors and stations, including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8; and
- e) provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.

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.

1.2.6 Land Use Compatibility

1.2.6.1 *Major facilities* and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

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 sensitive land uses* adjacent to existing or planned industrial, manufacturing, or other uses that are particularly vulnerable to encroachment are only permitted if:

- a) alternative locations for the proposed *sensitive land uses* have been evaluated and there are no reasonable alternative locations; and
- b) potential impacts of these uses are minimized and mitigated 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, institutional, and mixed uses to meet long-term needs;
- 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;
- c) 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;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- e) ensuring the necessary *infrastructure* is provided to support current and projected needs.

1.3.2 Employment Areas

1.3.2.1 Planning authorities shall plan for, protect and preserve *employment areas* for current and future uses and ensure that the necessary *infrastructure* is provided to support current and projected needs.

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 the *employment area*.

Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from *sensitive land uses* to maintain the long-term operational and economic viability of the planned uses and function of these areas.

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1.3.2.3 Within *employment areas* planned for industrial and manufacturing uses, planning authorities shall prohibit residential and institutional uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

Employment areas planned for industrial and manufacturing uses, should include an appropriate transition to adjacent non-*employment areas*.

1.3.2.4 Planning authorities may permit conversion of lands within *employment areas* to non-employment uses through a *comprehensive review*, only where it 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.

1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing *employment areas* may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally-significant by a regional economic development corporation working together with affected upper- and single-tier municipalities and subject to the following:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;
- b) the proposed uses would not adversely affect the overall viability of the *employment area*; and
- c) existing or planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses.

1.3.2.6 Planning authorities shall protect *employment areas* in proximity to *major goods movement facilities and corridors* for employment uses that require those locations.

1.3.2.7 Planning authorities may plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.

1.4 Housing

1.4.1 To provide for an appropriate range and mix of *housing options* and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 12 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* 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 *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

1.4.2 Where planning is conducted by an upper-tier municipality:

- a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and
- b) the allocation of population and units by the upper-tier municipality shall be based on and reflect *provincial plans* where these exist.

1.4.3 Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected market-based needs of current and future residents of the *regional market area* by:

- a) establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households* and which aligns with applicable housing and homelessness plans. 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;

- b) permitting and facilitating:
 1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *special needs* requirements and needs arising from demographic changes and employment opportunities; and
 2. all types of *residential intensification*, including additional residential units, and *redevelopment* in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed;
- e) requiring *transit-supportive* development and prioritizing *intensification*, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

1.5 Public Spaces, Recreation, Parks, Trails, and Open Space

1.5.1 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for *recreation*, 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 *Infrastructure and public service facilities* shall be provided in an efficient manner that prepares for the *impacts of a changing climate* while accommodating projected needs.

Planning for *infrastructure*, and *public service facilities* shall be coordinated and integrated with land use planning and growth management so that they are:

- 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 *green infrastructure* to complement *infrastructure*.

1.6.3 Before consideration is given to developing new *infrastructure* and *public service facilities*:

- a) the use of existing *infrastructure* and *public service facilities* should be optimized; and
- b) opportunities for adaptive re-use should be considered, wherever feasible.

1.6.4 *Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services.

1.6.5 *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

1.6.6 Sewage, Water and Stormwater

1.6.6.1 Planning for *sewage and water services* shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
 1. *municipal sewage services* and *municipal water services*; and

2. *private communal sewage services and private communal water services*, where *municipal sewage services and municipal water services* are not available or feasible;
- b) ensure that these systems are provided in a manner that:
 1. can be sustained by the water resources upon which such services rely;
 2. prepares for the *impacts of a changing climate*;
 3. is feasible and financially viable over their lifecycle; and
 4. protects human health and safety, and the natural environment;
 - c) promote water conservation and water use efficiency;
 - d) integrate servicing and land use considerations at all stages of the planning process; and
 - 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.
- 1.6.6.2 *Municipal sewage services and municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. Within *settlement areas* with existing *municipal sewage services and municipal water services*, *intensification and redevelopment* shall be promoted wherever feasible to optimize the use of the services.
- 1.6.6.3 Where *municipal sewage services and municipal water services* are not available, planned or feasible *private communal sewage services and private communal water services* are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.
- 1.6.6.4 Where *municipal sewage services and municipal water services* or *private communal sewage services and private communal water services* are not available, planned or feasible, *individual on-site sewage services and individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *settlement areas*, *individual on-site sewage services and individual on-site water services* may 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 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 and 1.6.6.3.

1.6.6.5 *Partial services* shall only be permitted in the following circumstances:

- a) where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing development; or
- b) within *settlement areas*, to allow for infilling and minor rounding out of existing development on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

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 financially viable connection to the existing *partial service* 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 *reserve sewage system capacity* and *reserve water system capacity* within *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services*. The determination of sufficient *reserve sewage system capacity* shall include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*.

1.6.6.7 Planning for stormwater management shall:

- a) be integrated with planning for *sewage and water services* and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the *impacts of a changing climate* through the effective management of stormwater;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

1.6.7 Transportation Systems

1.6.7.1 *Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

1.6.7.2 Efficient use should be made of existing and planned *infrastructure*, including through the use of *transportation demand management* strategies, where feasible.

1.6.7.3 As part of a *multimodal transportation system*, connectivity within and among *transportation systems* 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 *active transportation*.

1.6.8 Transportation and Infrastructure Corridors

1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for *infrastructure*, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.

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1.6.8.2 *Major goods movement facilities and corridors* shall be protected for the long term.

1.6.8.3 Planning authorities shall not permit *development in planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New *development* proposed on *adjacent lands* to existing or *planned corridors* 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.

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.

1.6.8.5 The co-location of linear *infrastructure* should be promoted, where appropriate.

1.6.8.6 When planning for corridors and rights-of-way for significant transportation, electricity transmission, and *infrastructure* facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.

1.6.9 Airports, Rail and Marine Facilities

1.6.9.1 Planning for land uses in the vicinity of *airports, rail facilities* and *marine facilities* shall be undertaken so that:

- a) their long-term operation and economic role is protected; and
- b) *airports, rail facilities* and *marine facilities* and *sensitive land uses* are appropriately designed, buffered and/or separated from each other, in accordance with policy 1.2.6.

1.6.9.2 *Airports* shall be protected from incompatible land uses and development by:

- a) prohibiting new residential *development* and other sensitive land uses in areas near *airports* above 30 NEF/NEP;

- b) considering redevelopment of existing residential uses and other 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 *airport*; and
- c) discouraging land uses which may cause a potential aviation safety hazard.

1.6.10 Waste Management

- 1.6.10.1 *Waste management systems* 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.

Waste management systems shall be located and designed in accordance with provincial legislation and standards.

1.6.11 Energy Supply

- 1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and *renewable energy systems* and *alternative energy systems*, to accommodate current and projected needs.

1.7 Long-Term Economic Prosperity

- 1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of *housing options* for a diverse workforce;
- c) optimizing the long-term availability and use of land, resources, *infrastructure* and *public service facilities*;
- d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*;

- f) promoting the redevelopment of *brownfield sites*;
- g) providing for an efficient, cost-effective, reliable *multimodal transportation system* 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;
- h) providing opportunities for sustainable tourism development;
- i) sustaining and enhancing the viability of the *agricultural system* through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the *agri-food network*;
- j) promoting energy conservation and providing opportunities for increased energy supply;
- k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and
- l) encouraging efficient and coordinated communications and telecommunications infrastructure.

1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for *impacts of a changing climate* through land use and development patterns which:

- a) promote compact form and a structure of nodes and corridors;
- b) promote the use of *active transportation* and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
- 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;
- d) focus freight-intensive land uses to areas well served by major highways, *airports, rail facilities* and *marine facilities*;
- e) encourage *transit-supportive* development and *intensification* to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
- f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and
- g) maximize vegetation within *settlement areas*, where feasible.

2.0 Wise Use and Management of Resources

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

Accordingly:

2.1 Natural Heritage

- 2.1.1 Natural features and areas shall be protected for the long term.
- 2.1.2 The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features* and *ground water features*.
- 2.1.3 *Natural heritage systems* shall be identified in Ecoregions 6E & 7E¹, recognizing that *natural heritage systems* will vary in size and form in *settlement areas, rural areas, and prime agricultural areas*.
- 2.1.4 *Development and site alteration* shall not be permitted in:
- a) *significant wetlands* in Ecoregions 5E, 6E and 7E¹; and
 - b) *significant coastal wetlands*.
- 2.1.5 *Development and site alteration* shall not be permitted in:
- a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;
 - b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - d) *significant wildlife habitat*;
 - e) *significant areas of natural and scientific interest*; and

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- f) *coastal wetlands* in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 2.1.4(b)

unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.

- 2.1.6 *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.
- 2.1.7 *Development and site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.
- 2.1.8 *Development and site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.
- 2.1.9 Nothing in policy 2.1 is intended to limit the ability of *agricultural uses* to continue.
- 2.1.10 Municipalities may choose to manage *wetlands* not subject to policy 2.1.4 and 2.1.5, in accordance with guidelines developed by the Province.

2.2 Water

- 2.2.1 Planning authorities shall protect, improve or restore the *quality and quantity of water* by:
- a) using the *watershed* 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 *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
 - c) evaluating and preparing for the *impacts of a changing climate* to water resource systems at the watershed level;

¹ Ecoregions 5E, 6E and 7E are shown on Figure 1.

- d) identifying water resource systems consisting of *ground water features, hydrologic functions, natural heritage features and areas*, and *surface water features* including shoreline areas, which are necessary for the ecological and hydrological integrity of the *watershed*;
- e) maintaining linkages and related functions among *ground water features, hydrologic functions, natural heritage features and areas*, and *surface water features* including shoreline areas;
- f) implementing necessary restrictions on *development* and *site alteration* to:
 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*;
- g) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
- h) ensuring consideration of environmental lake capacity, where applicable; and
- i) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

2.2.2 *Development* and *site alteration* shall be restricted in or near *sensitive surface water features* and *sensitive ground water features* such that these features and their related *hydrologic functions* will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore *sensitive surface water features, sensitive ground water features*, and their *hydrologic functions*.

2.3 Agriculture

2.3.1 *Prime agricultural areas* shall be protected for long-term use for agriculture.

Prime agricultural areas are areas where *prime agricultural lands* predominate. *Specialty crop areas* 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 *prime agricultural area*, in this order of priority.

- 2.3.2 Planning authorities shall designate *prime agricultural areas* and *specialty crop areas* in accordance with guidelines developed by the Province, as amended from time to time.

Planning authorities are encouraged to use an *agricultural system* approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the *agri-food network*.

2.3.3 Permitted Uses

- 2.3.3.1 In *prime agricultural areas*, permitted uses and activities are: *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses*.

Proposed *agriculture-related uses* and *on-farm diversified uses* 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.

- 2.3.3.2 In *prime agricultural areas*, all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards.

- 2.3.3.3 New land uses, in *prime agricultural areas*, including the creation of lots, and new or expanding livestock facilities shall comply with the *minimum distance separation formulae*.

2.3.4 Lot Creation and Lot Adjustments

- 2.3.4.1 Lot creation in *prime agricultural areas* is discouraged and may only be permitted for:

- a) *agricultural uses*, 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;
- b) *agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
- c) *a residence surplus to a farming operation* as a result of farm consolidation, provided that:

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; 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; and
- d) *infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

2.3.4.2 Lot adjustments in *prime agricultural areas* may be permitted for *legal or technical reasons*.

2.3.4.3 The creation of new residential lots in *prime agricultural areas* 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 *prime agricultural areas* for expansions of or identification of *settlement areas* 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 *prime agricultural areas* for:

- a) extraction of *minerals, petroleum resources* and *mineral aggregate resources*; or
- b) limited non-residential uses, provided that all of the following are demonstrated:
 1. the land does not comprise a *specialty crop area*;
 2. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to accommodate the proposed use; and
 3. alternative locations have been evaluated, and
 - 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 avoided, and where avoidance is not possible, minimized and mitigated to the extent feasible and informed by provincial guidelines.

2.4 Minerals and Petroleum

2.4.1 *Minerals and petroleum resources* shall be protected for long-term use.

2.4.2 Protection of Long-Term Resource Supply

2.4.2.1 *Mineral mining operations and petroleum resource operations* shall be identified and protected from *development* 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 *mineral deposits*, known *petroleum resources* and *significant areas of mineral potential* shall be identified and *development* and activities in these resources or on *adjacent lands* which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.

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 *minerals* and *petroleum resources* is permitted in *prime agricultural areas* provided that the site will be rehabilitated.

2.5 Mineral Aggregate Resources

- 2.5.1 *Mineral aggregate resources* shall be protected for long-term use and, where provincial information is available, *deposits of mineral aggregate resources* shall be identified.

2.5.2 Protection of Long-Term Resource Supply

- 2.5.2.1 As much of the *mineral aggregate resources* as is realistically possible shall be made available as close to markets as possible.

Demonstration of need for *mineral aggregate resources*, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of *mineral aggregate resources* locally or elsewhere.

- 2.5.2.2 Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.

Outside of the *Greenbelt Area*, extraction may be considered in the natural heritage features listed in section 2.1.5, 2.1.6 and 2.1.7, provided that the long-term rehabilitation can demonstrate no *negative impacts* on the natural features or their *ecological functions*.

- 2.5.2.3 *Mineral aggregate resource conservation* shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

2.5.2.4 *Mineral aggregate operations* shall be protected from *development* 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 *mineral aggregate operations* shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the *Planning Act*. Where the *Aggregate Resources Act* applies, processes under the *Aggregate Resources Act* shall address the depth of extraction of new or existing *mineral aggregate operations* or their expansions. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.

2.5.2.5 In known *deposits of mineral aggregate resources* and on *adjacent lands, development* and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.

2.5.3 Rehabilitation

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.

2.5.3.2 *Comprehensive rehabilitation* planning is encouraged where there is a concentration of mineral aggregate operations.

2.5.3.3 In parts of the Province not designated under the *Aggregate Resources Act*, 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

2.5.4.1 In *prime agricultural areas*, on *prime agricultural land*, extraction of *mineral aggregate resources* is permitted as an interim use provided that the site will be rehabilitated back to an *agricultural condition*.

Complete rehabilitation to an *agricultural condition* is not required if:

- a) outside of a *specialty crop area*, there is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
- b) in a *specialty crop area*, there is a substantial quantity of *high quality mineral aggregate resources* below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;
- 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 *designated growth areas*, and resources on *prime agricultural lands* where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* shall be protected in this order of priority: *specialty crop areas*, Canada Land Inventory Class 1, 2 and 3 lands; and
- d) agricultural rehabilitation in remaining areas is maximized.

2.5.5 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants

2.5.5.1 *Wayside pits and quarries, portable asphalt plants and portable concrete plants* used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the *Planning Act* 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 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 *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.*
- 2.6.3 Planning authorities shall not permit *development and site alteration* on *adjacent lands to protected heritage property* except where the proposed *development and site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.
- 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 engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

3.0 Protecting Public Health and Safety

(Note: policies in this section related to natural hazards are subject to ongoing review by the Province’s Special Advisor on flooding. Further changes may be considered as a result of this review)

Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario’s residents from natural or human-made hazards.

Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

Accordingly:

3.1 Natural Hazards

3.1.1 Development shall generally be directed to areas outside of:

- a) *hazardous lands* adjacent to the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes* which are impacted by *flooding hazards, erosion hazards* and/or *dynamic beach hazards*;
- b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*; and
- c) *hazardous sites*.

3.1.2 *Development and site alteration* shall not be permitted within:

- 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*);
- 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
- d) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.

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- 3.1.3 Planning authorities shall prepare for the *impacts of a changing climate* that may increase the risk associated with natural hazards.
- 3.1.4 Despite policy 3.1.2, *development and site alteration* may be permitted in certain areas associated with the *flooding hazard* along *river, stream and small inland lake systems*:
- a) in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* 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
 - b) where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.
- 3.1.5 *Development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:
- a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
 - b) an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations; or
 - c) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.
- 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:

- 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 hazards are not aggravated; and
 - d) no adverse environmental impacts will result.
- 3.1.8 *Development* shall generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire*.

Development may however be permitted in lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*.

3.2 Human-Made Hazards

- 3.2.1 Development on, abutting or adjacent to lands affected by *mine hazards; oil, gas and salt hazards*; or former *mineral mining operations, mineral aggregate operations* or *petroleum resource operations* may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.
- 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 that there will be no *adverse effects*.
- 3.2.3 Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.

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 <DATE>.
- 4.2 This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.
- 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 *Constitution Act, 1982*.
- 4.4 This Provincial Policy Statement shall be implemented in a manner that is consistent with Ontario *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.
- 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 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.

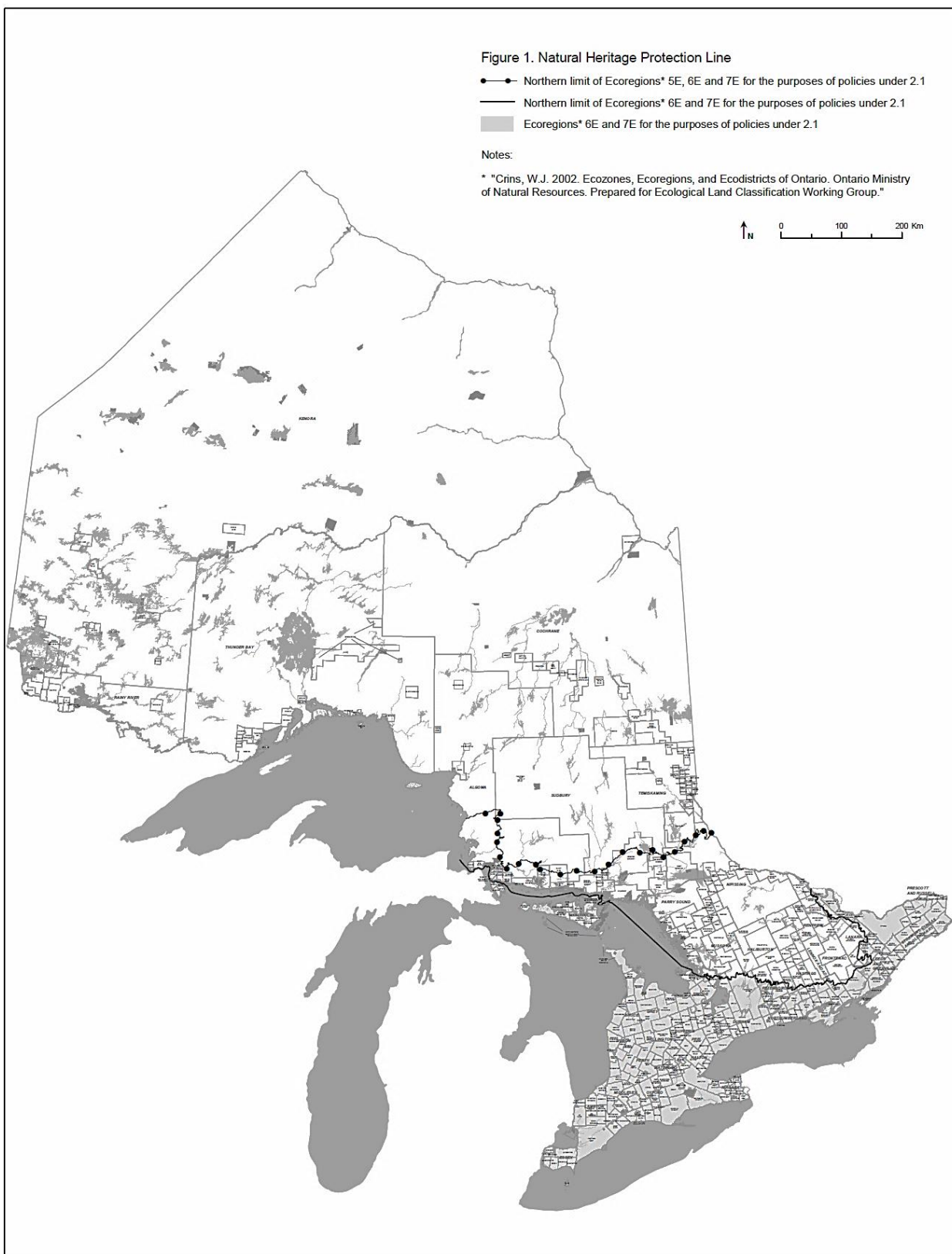
Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

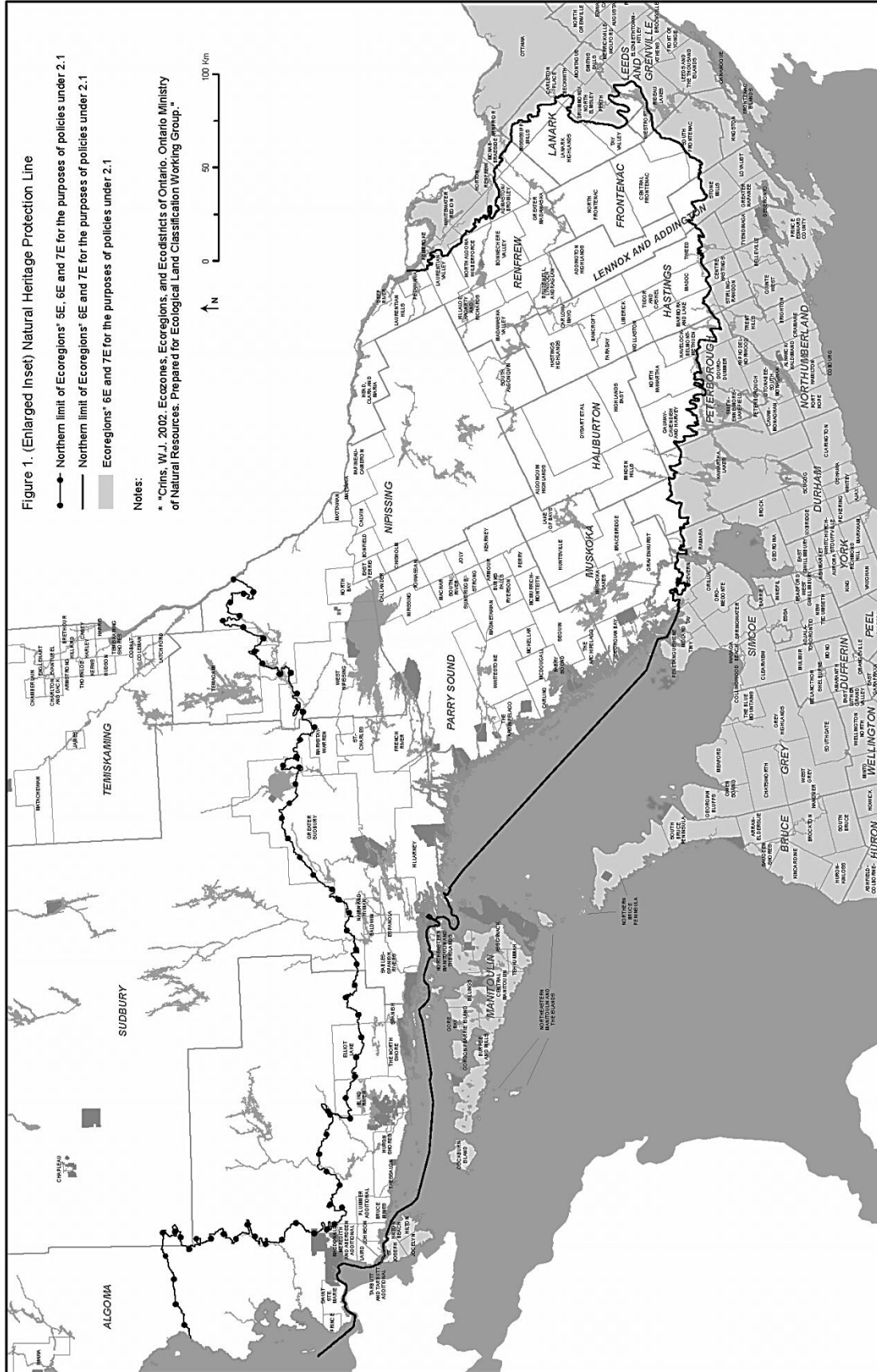
In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

- 4.7 Planning authorities shall take action to support increased housing supply and facilitate a timely and streamlined process for local development by:
- a) identifying and fast-tracking priority applications which support housing and job-related growth and development; and

- b) reducing the time needed to process residential and priority applications to the extent practical.
- 4.8 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.
- 4.9 Municipalities are encouraged to 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 issued by the Minister.

5.0 Figure 1





6.0 Definitions

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of *flooding hazards, erosion hazards and/or other water-related hazards*.

Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adjacent lands: means

- a) for the purposes of policy 1.6.8.3, those lands contiguous to existing or planned corridors and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 2.1.8, those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;

- c) for the purposes of policies 2.4.2.2 and 2.5.2.5, those lands contiguous to lands on the surface of known *petroleum resources, mineral deposits, or deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and
- d) for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.

Adverse effects: as defined in the *Environmental Protection Act*, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable: means

- a) in the case of ownership housing, the least expensive of:
 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the *regional market area*;
- b) in the case of rental housing, the least expensive of:
 1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
 2. a unit for which the rent is at or below the average market rent of a unit in the *regional market area*.

Agricultural condition: means

- a) in regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and

- b) in regard to *prime agricultural land* outside of *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

Agricultural System: A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) an agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands* that together create a continuous productive land base for agriculture; and
- b) an *agri-food network* which includes *infrastructure*, services, and assets important to the viability of the agri-food sector.

Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agri-food network: Within the *Agricultural System*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Airports: means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment

(air, earth and water) when compared to conventional energy systems.

Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Areas of archaeological potential: means areas with the likelihood to contain *archaeological resources*. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist through archaeological assessment and/or fieldwork.

Areas of mineral potential: means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits* or other technical evidence.

Areas of natural and scientific interest (ANSI): means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually,

but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Most built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or has been included on local, provincial, federal and/or international registers.

Coastal wetland: means

- a) any *wetland* that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
- b) any other *wetland* that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.

Comprehensive rehabilitation: means rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in

an area where there is a high concentration of *mineral aggregate operations*.

Comprehensive review: means

- a) for the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
 1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
 2. utilizes opportunities to accommodate projected growth or development through *intensification* and *redevelopment*; and considers physical constraints to accommodating the proposed development within existing *settlement area* boundaries;
 3. is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;

4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
 5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
 6. considers cross-jurisdictional issues.
- b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:
1. addresses long-term population projections, *infrastructure* requirements and related matters;
 2. confirms that the lands to be developed do not comprise *specialty crop areas* in accordance with policy 2.3.2; and
 3. considers cross-jurisdictional issues.

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.

Conserved: means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or

heritage impact assessment that has been approved or adopted by the planning authority or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, or protected through official plan, zoning by-law, or other land use planning mechanisms.

Defined portions of the flooding hazard along connecting channels: means those areas which are critical to the conveyance of the flows associated with the *one hundred year flood level* along the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where *development* or *site alteration* will create *flooding hazards*, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

Deposits of mineral aggregate

resources: means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated and available: means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition.

Designated growth areas: means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses.

Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards,

by virtue of their importance as a drinking water source.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process;
- b) works subject to the *Drainage Act*; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

Dynamic beach hazard: means areas of inherently unstable accumulations of shoreline sediments along the *Great Lakes - St. Lawrence River System* and *large inland lakes*, as identified by provincial standards, as amended from time to time. The *dynamic beach hazard* limit consists of the *flooding hazard* limit plus a dynamic beach allowance.

Ecological function: means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Employment area: means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered species: means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Fish: means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat: as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on

which *fish* depend directly or indirectly in order to carry out their life processes.

Flood fringe: for *river, stream and small inland lake systems*, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the *floodway*.

Flood plain: for *river, stream and small inland lake systems*, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, the *flooding hazard* limit is based on the *one hundred year flood level* plus an allowance for *wave uprush* and *other water-related hazards*;
- b) along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:
 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm

event could have potentially occurred over watersheds in the general area;

2. the *one hundred year flood*; and
3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards, wave uprush and other water-related hazards* along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, and *flooding hazards* along *river, stream and small inland lake systems*.

Floodway: for *river, stream and small inland lake systems*, means the portion of the *flood plain* where *development and site alteration* would cause a danger to public health and safety or property damage.

Where the *one zone concept* is applied, the *floodway* is the entire contiguous *flood plain*.

Where the *two zone concept* is applied, the *floodway* is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the *two zone concept* applies, the outer portion of the *flood plain* is called the *flood fringe*.

Freight-supportive: in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Great Lakes - St. Lawrence River System: means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

Greenbelt Area: means the area identified in Ontario Regulation 59/05, as amended from time to time.

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Ground water feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered species and threatened species: means habitat within the meaning of Section 2 of the *Endangered Species Act, 2007*.

Hazardous forest types for wildland fire: means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the *Great Lakes - St. Lawrence River System*, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward

limit of the *flooding hazard, erosion hazard* or *dynamic beach hazard* limits. Along the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard, erosion hazard* or *dynamic beach hazard* limits. Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard* limits.

Hazardous sites: means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage attributes: means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and that must be retained. Attributes may include the property's built, constructed, or manufactured elements, as well as natural landforms,

vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a *protected heritage property*).

High quality: means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP).

Housing options: means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings and uses such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, *affordable* housing, housing for people with *special needs*, and housing related to employment, institutional or educational uses.

Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Impacts of a changing climate: means the potential for present and future consequences and opportunities from changes in weather patterns at local and regional levels including extreme

weather events and increased climate variability.

Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Institutional use: for the purposes of policy 3.1.5, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield sites*;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

Large inland lakes: means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income

households: means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or
- b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.

Major facilities: means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and

corridors: means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are *freight-supportive* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future *marine facilities*.

Mine hazard: means any feature of a mine as defined under the *Mining Act*, or any related disturbance of the ground that has not been rehabilitated.

Minerals: means metallic minerals and non-metallic minerals as herein defined,

but does not include *mineral aggregate resources* or *petroleum resources*.

Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Mineral aggregate operation: means

- a) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral aggregate resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material

prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

Mineral aggregate resource

conservation: means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to development occurring.

Mineral deposits: means areas of identified *minerals* that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral mining operation: means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

Minimum distance separation

formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Multimodal transportation system:

means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

Municipal sewage services: means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality, including centralized and decentralized systems.

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002*, including centralized and decentralized systems.

Natural heritage features and areas: means features and areas, including *significant wetlands, significant coastal wetlands, other coastal wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat, significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), *habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific*

interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system: means a system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying *natural heritage systems*, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts: means

- a) in regard to policy 1.6.6.4 and 1.6.6.5, potential risks to human health and safety and degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through

- environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to policy 2.2, degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development or site alteration* activities;
- c) in regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
- d) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development or site alteration* activities.

Normal farm practices: means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient*

Management Act, 2002 and regulations made under that Act.

Oil, gas and salt hazards: means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in *prime agricultural areas* and *specialty crop areas* only as *on-farm diversified uses*.

One hundred year flood: for *river, stream and small inland lake systems*, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

- One hundred year flood level:** means
- a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
- b) in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and

St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and

- c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

Other water-related hazards: means water-associated phenomena other than *flooding hazards* and *wave uprush* which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Partial services: means

- a) *municipal sewage services* or *private communal sewage services* combined with *individual on-site water services*; or
- b) *municipal water services* or *private communal water services* combined with *individual on-site sewage services*.

Petroleum resource operations: means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources

which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through *provincial plans*, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing the identification of a corridor. Approaches for the protection of *planned corridors* may be recommended in guidelines developed by the Province.

Portable asphalt plant: means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Prime agricultural area: means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A *prime agricultural area* may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land: means *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Private communal sewage services: means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six or

more lots or private residences and is not owned by a municipality.

Private communal water services: means a non-municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

Protected heritage property: means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Protection works standards: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by *flooding hazards, erosion hazards* and *other water-related hazards*, and to allow access for their maintenance and repair.

Provincial and federal requirements: means

- a) in regard to policy 2.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically

established standards such as water quality criteria for protecting lake trout populations; and

- b) in regard to policy 2.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial plan: means a provincial plan within the meaning of section 1 of the *Planning Act*.

Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. *Public service facilities* do not include *infrastructure*.

Quality and quantity of water: is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

Recreation: means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system: means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

Reserve sewage system capacity:

means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

Reserve water system capacity:

means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming

operation: means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of *brownfield sites*;
- b) the development of vacant or underutilized lots within previously developed areas;

- c) infill development;
- d) development and introduction of new *housing options* within previously developed areas;
- e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other *housing options*.

River, stream and small inland lake systems:

means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Rural areas: means a system of lands within municipalities that may include *rural settlement areas*, *rural lands*, *prime agricultural areas*, natural heritage features and areas, and resource areas.

Rural lands: means lands which are located outside *settlement areas* and which are outside *prime agricultural areas*.

Sensitive: in regard to *surface water features* and *ground water features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in policy 1.1.2. In cases where land in *designated growth areas* is not available, the *settlement area* may be no larger than the area where development is concentrated.

Sewage and water services: includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

Significant: means

- a) in regard to *wetlands*, *coastal wetlands* and *areas of natural and scientific interest*, an area identified

as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;

- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources;
- c) in regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- d) in regard to *mineral* potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes

for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. National and international criteria are established by the certifying bodies.

Criteria for determining significance for the resources identified in sections (c)-(d) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

For the purposes of policy 2.1.4(a), *site alteration* does not include underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic

needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Special Policy Area: means an area within a community that has historically existed in the *flood plain* and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria and procedures for approval are established by the Province.

A *Special Policy Area* is not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for *development* outside the *flood plain*.

Specialty crop area: means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums),

grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species: means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

Transit-supportive: in regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities,

including air rights development, in proximity to transit stations, corridors and associated elements within the *transportation system*. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Transportation demand

management: means a set of strategies that result in more efficient use of the *transportation system* by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, *airports*, *marine facilities*, ferries, canals and associated facilities such as storage and maintenance.

Two zone concept: means an approach to *flood plain* management where the *flood plain* is differentiated in two parts: the *floodway* and the *flood fringe*.

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing

through or standing for some period of the year.

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

Waste management system: means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Watershed: means an area that is drained by a river and its tributaries.

Wave uprush: means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline.

Wayside pits and quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant

plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildland fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational

opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest."

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Community Branding

Presentation to South Frontenac Council

What is a Brand?

- A brand is the space something occupies in a person's mind.
- A brand is one's own unique story; however, the key is to reach down and identify that authentic, unique "you". Otherwise, a brand is just a facade.
- A brand is a reason to choose.

Examples:



What is Branding?

- Branding is the art of aligning what people **actually** think about your organization with what you **want** people to think about your organization.

What a strong community brand can achieve:

- Something to rally around; a uniting factor for the whole community
- Ease of identification/consistent messaging and appearance
- Builds awareness and association
- Impacts residential growth, economy, perception of “quality of place” and professionalism
- A strong, well-developed brand can instantly convey a thought, feeling or message with very few words or visuals

...but you don't have to take my word for it.

Cities and their brands: Lessons from corporate branding

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CITY BRANDING AND ITS ECONOMIC IMPACTS ON TOURISM

Managing brand equity: a look at the impact of attributes

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Unraveling the complexity of "city brand equity": a three-dimensional framework

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Publication date: 5 October 2012

Abstract: Economic competition of cities from the point of view of tourism, trade and investments is becoming very intense in a global world economy. Certain cities are more visible and attract more attention, while others are less visible and less attractive. One of the key prerequisites for a city to be successful is their overall image, or so-called city brand. The perception of the city affects the attractiveness of the city for tourists, foreign investors, and business firms.

Keywords: Brand equity, Brand loyalty, Consumer behaviour, Brand image, Brand perception, Brand positioning, Brand strategy, Brand valuation, Brand awareness, Brand identity, Brand personality, Brand reputation, Brand equity measurement, Brand equity drivers, Brand equity erosion, Brand equity creation, Brand equity maintenance, Brand equity protection, Brand equity enhancement, Brand equity optimization, Brand equity maximization, Brand equity sustainability, Brand equity resilience, Brand equity flexibility, Brand equity adaptability, Brand equity innovativeness, Brand equity leadership, Brand equity dominance, Brand equity exclusivity, Brand equity scarcity, Brand equity rarity, Brand equity uniqueness, Brand equity distinctiveness, Brand equity memorability, Brand equity likeability, Brand equity believability, Brand equity credibility, Brand equity expertise, Brand equity authority, Brand equity prestige, Brand equity status, Brand equity power, Brand equity influence, Brand equity control, Brand equity ownership, Brand equity responsibility, Brand equity accountability, Brand equity transparency, Brand equity honesty, Brand equity integrity, Brand equity trustworthiness, Brand equity reliability, Brand equity consistency, Brand equity predictability, Brand equity stability, Brand equity durability, Brand equity longevity, Brand equity timelessness, Brand equity classicity, Brand equity elegance, Brand equity refinement, Brand equity sophistication, Brand equity exclusivity, Brand equity luxury, Brand equity opulence, Brand equity grandeur, Brand equity magnificence, Brand equity splendor, Brand equity grandeur, Brand equity magnificence, Brand equity splendor, Brand equity grandeur, Brand equity magnificence, Brand equity splendor.

ELSEVIER

Cities
Volume 26, Issue 5, October 2009, Pages 245-254

City branding and the Olympic effect: A case study of Beijing

Li Zhang, Simon Xiaobin Zhao

<https://doi.org/10.1016/j.cities.2009.05.002>

Impacts of city personality and image on revisit intention

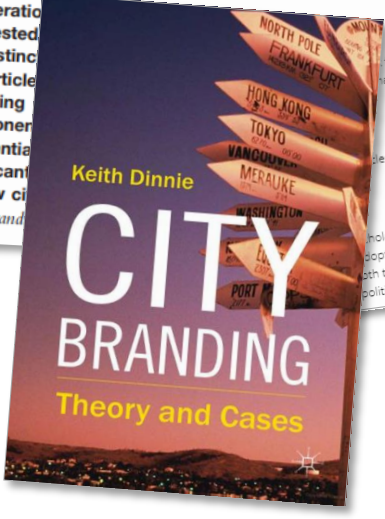
Hang-bum Kim, Sanggun Lee
International Journal of Tourism Cities
ISSN: 2056-5607
Publication date: 9 February 2015

Abstract
City branding is a common practice adopted by many cities in the context of intensified urban competition for mobile resources, markets, opportunities and attention. This paper examines the effectiveness of efforts to brand Beijing, the capital city of China. Based on an analysis of official branding strategies through the Olympics, and an attitudinal survey of peoples' understanding of Beijing, the paper investigates to what extent the current campaign has caught the city's good attributes. The paper finds a mismatch between the identity and core values as branded by the city government, and the realities as experienced by visitors and residents. The paper argues that the Beijing Olympics could only have limited impacts on the city's brand.

Abstract Purpose
The purpose of this paper is to examine the causal relationships of city personality and city image, together with the possible effect of city image on the revisit intention of visitors, through empirical validation, so that some meaningful implications can be revealed to city planners and marketers how the city tourists can be affected by the personality and image of the city.

Design/methodology/approach
This study offers an integrated approach to understanding the relationship between city personality and city image. The research model investigates the relevant relationships among the underlying dimensions of city personality and city image by using a structural equation modeling (SEM) approach. Data obtained from a sample of 302 respondents drawn from a web-based survey in South Korea were analyzed with AMOS program.

Findings
The results of this empirical study indicate that city personality positively or negatively affect city image depending on the nature of constructs. Positive relationships are found to exist between excitement as well as sophistication personality and dynamic image of city. On the contrary, the relationship between sincerity personality and dynamic image is negative. All the specific three images of city: dynamic, specific, and static image show positive impact on revisit intention of city tourists.



City Branding and its Economic Impact on Tourism

“Overall, it becomes apparent that the competition for residents, tourists and investments has increased substantially among the cities that are interested in the development of their tourism inflows...

...Today successful destinations need to be branded like commercial products. It is possible for a city to have a brand and an image that evolves into a “quality of place”. This in turn establishes brand loyalty, which is essential for the economic survival of the city.

Crucial parts of city branding are the identification of the unique and irreplaceable brand identity, shaping the identity into the image and finally the communication of the brand values to the target audience.”

[Herget, Jan](#); [Petrù, Zdenka](#); [Abrhám, Josef](#). **Economics & Sociology; Ternopil** [Vol. 8, Iss. 1](#), (2015): 119-126.

More Examples:



Branding Best Practices

Do

- Highlight what sets you apart
- Be truthful and authentic
- Represent your competitive advantage
- Identify brand champions
- Have a roll-out plan

Branding Best Practices

Don't

- Make branding a contest
- Micromanage the creative aspect (it's always subjective!)
- Try to appeal to everyone
- Over-consult
- Forget to consider the application

Why strengthen our community's brand?

- The Township's popularity is growing, but...
- We have limited outbound communications, inconsistent signage and visuals, and no real strategy through which to guide this growing awareness.
- Who will take advantage of our popularity/growth if we don't?
- If so, will the message be accurate and appropriate?
- Will it help achieve our priorities and position us for the future?

Why strengthen our community's brand?

- We need to control our identity.
- We need to dictate the message.
- We need to recognize and leverage the equity that the Township has developed to help achieve our strategic objectives.

2019-2022 Strategic Plan

Position South Frontenac as a regional leader



Promote and facilitate appropriate and responsible growth



Core Service Delivery (Roads, etc.)



Recreation/Amenities Enhancement



Environmental Protection



Enhanced By-Law Enforcement and Controls



2019-2022 Strategic Plan



Anonymous

9/10/19, 1:53 PM

-2 

8 

undertake township branding

A Visual Identity

- The power of a strong logo in brand identity is that a simple visual can instantly communicate what a brand is all about.
- Logos are vitally important, but are just one component of what creates a strong brand. They support the broader brand strategy that supports an even bigger brand story.

A Complete Brand

- The Strategy
- Our Story
- Our Promise
- Tone of Voice
- Key Words and Descriptors
- Visual Identity Guidelines (Style Manual)

Examples:

- Prince Edward County
- Frontenac County
- State of Virginia



Examples:



Branding Steps

- Small committee to oversee process
- Involve local branding, creative, marketing, and community expertise
- Branding/Creative consultant hired
- Community Branding Developed
- Approved by Council for implementation
- Multi-year implementation schedule

Thank You.

Questions?



FRONTENAC

Official Brand Guidelines

1st Edition: July 2016





FRONTENAC

County of Frontenac

The standard identity for the County of Frontenac.

This document provides the brand outline and logo usage guidelines for the purpose of brand consistency.

redtra!n

The Frontenac brand was developed by RedTrain.
RedTrain is the preferred agency for all branding and design.

For more information please visit redtraincreative.com or
email hello@redtraincreative.com.

These guidelines are periodically updated.
For an up-to-date version, please contact the County's Communication Officer.

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PREFACE

Project Objective

The primary objective of the County of Frontenac branding initiative is the development of a region-wide brand and positioning strategy that unifies the four municipalities under one umbrella and provides clarity around the entity that is Frontenac, including the geography and characteristics.

The brand comprises of the four member municipalities including: Township of Frontenac Islands, Township of South Frontenac, Township of Central Frontenac, and Township of North Frontenac.

The brand has been created to support the Economic Development Charter for Frontenac including the support of three key themes: Trips & Trails, Local Food & Beverage and Recreational Lifestyle.

Target Audience:

The primary audience for the brand is those who live and work in the region (business owners, residents, cottagers). Anyone who has a vested interest in the area and will become the early adopters of the brand.

As the brand develops, additional audiences include:

- **The Adventure Seekers. The Explorers.**
Those looking for either a little piece of heaven or those that just need to get out of their urban surroundings. The city dweller who wants to jump on their motorbike and get away. The festival goers, the road trip wanderers and those looking to slow it down for a bit and take in all the wonders the region has to offer.
- **Potential Investors and business owners**
- **Potential Residents - permanent and cottagers**

USING THE GUIDELINES

These guidelines are an essential resource to understand the Frontenac brand positioning and identity.

They outline how to effectively use the logo, visual assets and core messaging. They ensure proper use of the Frontenac brand. They have not been developed to limit creativity, but to provide a solid foundation for the Frontenac brand.

The Brand

The Frontenac brand is an extension of our reputation. The brand's value will be enhanced by the positive experiences of residents, visitors, businesses and investors. These guidelines will help you understand our positioning and provide the foundation for a clear and compelling story.

The Brand Identity

The Frontenac brand identity is central to our communications and allows us to convey an accurate sense of what makes Frontenac unique. These guidelines will help you understand how to apply our brand identity effectively and consistently.

These guidelines are constantly being updated as new products and elements are created and developed. Once new information is approved, it will be added to these guidelines.



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BRAND POSITIONING

The objective of the Frontenac branding initiative was to develop a region-wide brand and positioning strategy that unifies the four municipalities under one umbrella and provides clarity around the entity that is Frontenac.

This section defines and outlines the entity that is Frontenac. It is the foundation for all brand experiences. A guiding principle in the development of all touch points with current and prospective audiences.

- › Overview
- › Positioning
- › Our Story
- › Our Promise
- › Brand Attributes
- › Brand Communication

OVERVIEW

Frontenac, an area of almost 4,000 square kilometres from the northern most tip to the Islands, is a region rich in diversity in areas such as tourism, agriculture, forestry, services and government. This vast landscape offers music, art, fishing, hiking, canoeing, ATVing, camping, sailing, beaches, snowmobiling, artisan food, festivals and more, the experiences are endless.

Made up of the municipalities of North Frontenac, Central Frontenac, South Frontenac, and Frontenac Islands, Frontenac is recognized for its unique pristine natural environment and lifestyle choices, commitment to and promotion of strong, resilient, diverse, rural communities.

Perhaps most of all, Frontenac takes your breath away. The moment you arrive, you feel it and all your senses are awakened.

The Landscape

Frontenac is home to well-known areas of interest and boasts some of the most beautiful natural features, including more than 1,000 lakes. Part of the Canadian Shield, the region has many islands; the largest being Wolfe Island and draws seasonal residents, outdoor recreational enthusiasts, artists, artisans and crafts-people. The region's tourism is strongly linked to this pristine environment.

The People

There is a sense of pride in Frontenac and those who live here know it is special. They nurture, protect and preserve it. Frontenac boasts residents from all walks of life, who live, learn, love and laugh. They work the soil, grace the waters, admire the skies, and feel thankful. And they love to share this thankfulness with their neighbours, friends and visitors.

What Frontenac Is

- It is a large region, rich with experiences.
- It's diverse both demographically and geographically.
- It is a place for adventure and tranquility.
- It's rugged, yet accessible.
- It's simple and beautiful.
- It's friendly and welcoming.
- It is rural Canada.

What Frontenac Is Not

- It's not a corporation.
- It's not a township.
- It's not just a place to live while commuting elsewhere to work.
- It's not exclusive.



POSITIONING

In Frontenac, the experiences are endless. From the northern most tip down to the Islands, this vast landscape offers music, art, fishing, hiking, canoeing, ATVing, camping, sailing, beaches, snowmobiling, artisan food, festivals...and so much more.

Imagine blue skies and calm clear waters. It takes your breath away and also lets you breathe. The moment you arrive, you feel it and all your senses are awakened.

Those who live here know it is special and they nurture, protect and preserve it. Side-by-side, people from all walks of life, learn, love and laugh. They work the soil, grace the waters, admire the skies, and feel thankful. And they love to share this thankfulness with their neighbours, friends and visitors.

It's adventure. It's community.
It's more than just a place, it's Frontenac.

OUR STORY

Frontenac is loved for many reasons but what makes it special is an element at its very core; diversity. Frontenac has a diverse landscape, a diverse community and diverse experiences. People from all walks of life are made to feel welcome in Frontenac, while being offered an adventurous, recreational and simple lifestyle. This amazingly adaptable lifestyle attracts a multitude of demographics from families, retirees, entrepreneurs and adventure seekers to explorers, cottagers and so many more.

In Frontenac, adventure is about the experience. Adventure is an exciting, engaging and unusual experience with an uncertain outcome, which simply means adventure is different for everyone. Adventure may be backcountry camping for some, but can also be visiting grandpa and grandma at their cottage, a new business endeavour, checking out the local farmers market or taking your daughter to the Wolfe Island corn maze. Frontenac is the perfect place for adventure seekers, whatever your adventure may be.

We celebrate our proud Canadian heritage and enjoy being in one of Canada's most pristine regions. It's adventure. It's community. It's more than just a place, it's Frontenac.

OUR PROMISE

In Frontenac, the experiences are endless. You have the opportunity to explore our beautiful Canadian landscape and pursue your own adventure.

Opposite Page:
Photograph by Steve Koopman





- Adventure
- Recreation
- Natural
- Pristine
- Simple / Rural
- Heritage
- Diversity
- Friendly / Welcoming
- Community

BRAND ATTRIBUTES

Adventure

Adventure is an exciting experience with an uncertain outcome. Frontenac offers an adventure for everyone, from backcountry camping to local farmers markets. The rugged, yet accessible landscape provides a uniquely Canadian experience.

Recreation

Frontenac embodies and promotes a recreational lifestyle, a Frontenac lifestyle. Frontenac provides the amenities and opportunity, unbound by urban limits, to access nature on your doorstep through trails, lakes and parks.

Natural / Pristine

Frontenac is proud of it's natural beauty. Those who live here know it is special and they nurture, protect and preserve it.

Simple / Rural

Life in Frontenac isn't fancy, it's simple, relaxed and very rural. Much of Frontenac is remote and does not provide the same amenities as an urban community. Although some may see this as a negative attribute, residents of Frontenac prefer a simpler life that can be enjoyed without the hustle and bustle of an urban setting.

Heritage

The landscape and people of Frontenac are very Canadian and proud of their heritage. This can be experienced with every interaction.

Diversity

Frontenac is diverse in both geography and demographics. The landscape is made up of rugged wilderness to agriculture. It includes the Canadian Shield, forests, inland lakes, farmland and two islands in the St. Lawrence River. The diverse demographics include artists, farmers, tradespeople, entrepreneurs, professionals, cottagers and retirees who all contribute to the vibrant community.

Friendly / Welcoming

The residents of Frontenac are friendly and hospitable. They are thankful for what they have and share this thankfulness with their neighbours, friends and visitors.

Community

Frontenac has a vibrant community of diverse, friendly people from all walks of life. The beauty of Frontenac is in the landscape, but the strength is in the community.

BRAND COMMUNICATION

How to Refer to Frontenac

The official corporation name of the region is the "County of Frontenac." This name is reserved for official use of the municipality as a corporate entity. It should not be used for promotion of the Frontenac brand.

The brand should be referred to as Frontenac for simplicity while also communicating that it's more than a corporation or municipality but that it's a region, a lifestyle, a community. It's Frontenac.

The Region: Frontenac

Frontenac is a diverse, rugged region. Made up with lakes, forest and trails scattered across the Canadian shield, the northern half of Frontenac offers a peaceful, rugged wilderness. The southern half of Frontenac borders Lake Ontario along the gateway to the Thousand Islands. It also provides exceptional wilderness that is more populated, rich in its agricultural heritage and staged to grow.

Frontenac is home to farmers, artists, tradespeople, entrepreneurs, professionals, cottagers and retirees who all contribute to the vibrant community.

The Corporation: The County of Frontenac

Centrally located in the heart of Eastern Ontario, Frontenac is steeped in history. Originally proclaimed on July 16, 1792 as part of the newly-created Midland District, Frontenac was joined by neighbouring Lennox & Addington counties, as one of the original nineteen counties in Upper Canada. The union was formally dissolved on January 1, 1865.

On January 1, 1998, the eighteen former townships were restructured to form four: Townships of North, Central and South Frontenac and the Frontenac Islands, represented by their respective mayors on a four-member County Council.

Today, the County of Frontenac offers an exceptional quality of life while providing businesses with strategic access to major markets in both Canada and the USA. Residents enjoy the advantages of a rural lifestyle, living, working and travelling in one of the most naturally beautiful parts of our province, yet benefit from the region's proximity to a number of major urban centres.





BRAND IDENTITY

This section includes the visual standards for the brand identity. These standards provide instruction for understanding, using and supporting the logo correctly and effectively.

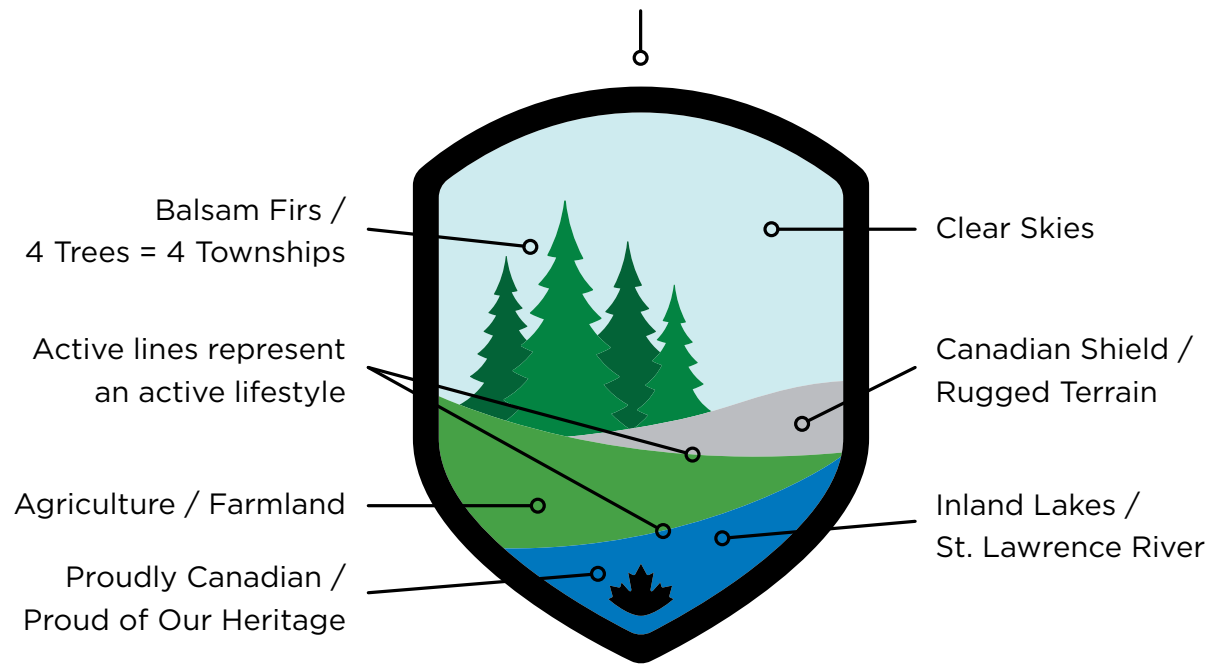
- › Understanding the Logo
- › Frontenac Logo
- › Logo Variations
- › Logo Specifications
- › Colour
- › Typography
- › Tagline System

UNDERSTANDING THE LOGO

The Frontenac logo is a crest that symbolizes rural pride, community and adventure. A crest is a distinctive device, historically one component of a coat-of-arms, which was used as a simplified symbol when the full coat-of-arms is too detailed. Over time, crests have been used on their own as an identifying symbol for a family.

The new crest for Frontenac is the identifying symbol for our county and our community.

The crest shape symbolizes rural pride, community and adventure.



The logo represents the lifestyle & landscape of Frontenac County.
It's adventure. It's community. It's Frontenac.

The diagram on the left outlines the meaning of each element in the crest.

The shape of a crest was chosen to represent rural pride, community and adventure. Historically, crests symbolize families. As a community, it is therefore, fitting for a crest to represent the Frontenac community. The specific shape of this crest inspires adventure, this is a crest that can be sewn on backpacks the same way many Canadian travellers sew the Canadian flag on their backpacks. These two aspects together form a sense of rural pride for both permanent and part-time residents.

The crest as a whole showcases the Frontenac landscape. The diversity of forests, the Canadian shield, farmland and lakes including Lake Ontario and the St. Lawrence River. The one thing that unifies the community and diverse lifestyles along with our heritage and our future is the land. The land means something to people, they're proud of where they come from.

The trees are symbolic of the four townships represented in Frontenac County. The clear sky represents the fresh air along with the Dark Sky Preserve in North Frontenac which is absent of the light pollution from urban areas. The maple leaf speaks to our Canadian Heritage; we are proudly Canadian.

The typography is bold, simple, yet unique. The "N's" and "R" have equitable points in their form that make the wordmark recognizable.



FRONTENAC LOGO

Signature



Logo Breakdown

This section outlines the breakdown of the logo and explains the purpose and use of each element.

Signature

The signature is the structured relationship between the crest and the logotype. The above signature is the official identity of the Frontenac brand. The signature is available in two versions, stacked and horizontal.

Crest

The crest is an iconic mark that visually represents Frontenac. Although it has been infused with meaning, its main purpose is recognition and will naturally be associated with whatever perception a person has of Frontenac.

Wordmark

The logotype, as shown above, is the distinctive typographic representation of Frontenac.

Crest



Stacked Logo



FRONTENAC

Horizontal Logo



FRONTENAC

Wordmark

FRONTENAC
COUNTY OF FRONTENAC • ONTARIO

LOGO VARIATIONS

Using the Logo

The guidelines in this section outline the different variations of the Frontenac logo. These variations exist for the purpose of consistency and flexibility within different applications. It is important that any application of the logo works within the layout as defined by the context. These variations may not be modified. For further details, please see the Brand Application section on page 49.

There are six versions of the Frontenac logo: the crest, stacked logo, horizontal logo, stacked signature, horizontal signautre and wordmark. For each version, there are four variations: full-colour, reversed, greyscale and black. The variations are the same for each version and are outlined below.

Full-Colour Logo

The standard logo is a full-colour logo (available in Pantone, CMYK & RGB) and should be used whenever possible. It may only appear in the colours outlined on page 39. No other colour is permitted for use with the logo.

Greyscale Logo

When printing specifications or budget restrictions will not permit the use of colour, the greyscale variation of the logo may be used. It may only be used on light backgrounds.

Reversed Logo

The reversed logo is for applications where the background is dark, providing better contrast and legibility. Alternate reversed variations include a full-colour crest (CMYK or RGB).

Black Logo

The black logo is a one-colour variation of the greyscale logo. 100% black (K) is preferred and may only be used on light backgrounds.

Crest

The crest may be used whenever desired in circumstances where the full logo is not required. Use of the crest should be limited when first introducing the new identity.

This version should not be used as the primary brand presence for Frontenac on any formal documents.

File Names:

- Frontenac_Crest_PMS
- Frontenac_Crest_CMYK
- Frontenac_Crest_RGB

- Frontenac_Crest_Rev

- Frontenac_Crest_Greyscale
- Frontenac_Crest_Black



Stacked Logo

The stacked logo includes the name of the county, which is important when first introducing the new identity to build equity in the new mark.

This version is preferred for all use unless the height of space available prevents an appropriate size for the logo, in which case the horizontal version should be used.

File Names:

- Frontenac_Logo-Stacked_PMS
- Frontenac_Logo-Stacked_CMYK
- Frontenac_Logo-Stacked_RGB

- Frontenac_Logo-Stacked_Rev
- Frontenac_Logo-Stacked_CMYK-Rev
- Frontenac_Logo-Stacked_RGB-Rev

- Frontenac_Logo-Stacked_Greyscale
- Frontenac_Logo-Stacked_Black



Horizontal Logo

The horizontal logo should be used as a substitute in applications where the available space doesn't allow the use of stacked logo.

This version is preferred for applications where height restrictions would cause the stacked logo to be considerably scaled down.

File Names:

- Frontenac_Logo-Horz_PMS
- Frontenac_Logo-Horz_CMYK
- Frontenac_Logo-Horz_RGB

- Frontenac_Logo-Horz_Rev
- Frontenac_Logo-Horz_CMYK-Rev
- Frontenac_Logo-Horz_RGB-Rev

- Frontenac_Logo-Horz_Greyscale
- Frontenac_Logo-Horz_Black



Stacked Signature

The signature is the formal version of the logo. It's based on the primary logo with the addition full name of the county under the wordmark. The signature may be used for all formal application as deemed appropriate. This version should not be used for promotional purposes.

The stacked version should be primarily used unless the height of space available prevents an appropriate size for the logo, in which case, the horizontal version should be used.

File Names:

- Frontenac_Signature-Stacked-En_PMS
- Frontenac_Signature-Stacked-En_CMYK
- Frontenac_Signature-Stacked-En_RGB

- Frontenac_Signature-Stacked-En_Rev
- Frontenac_Signature-Stacked-En_CMYK-Rev
- Frontenac_Signature-Stacked-En_RGB-Rev

- Frontenac_Signature-Stacked-En_Greyscale
- Frontenac_Signature-Stacked-En_Black

- Frontenac_Signature-Stacked-Fr_PMS
- Frontenac_Signature-Stacked-Fr_CMYK
- Frontenac_Signature-Stacked-Fr_RGB

- Frontenac_Signature-Stacked-Fr_Rev
- Frontenac_Signature-Stacked-Fr_CMYK-Rev
- Frontenac_Signature-Stacked-Fr_RGB-Rev

- Frontenac_Signature-Stack-Fr_Greyscale
- Frontenac_Signature-Stack-Fr_Black



Horizontal Signature

The horizontal signature should be used as a substitute in applications where the available space doesn't allow the use of stacked signature.

This version is preferred for applications where height restrictions would cause the stacked signature to be considerably scaled down.

File Names:

- Frontenac_Signature-Horz-En_PMS
- Frontenac_Signature-Horz-En_CMYK
- Frontenac_Signature-Horz-En_RGB

- Frontenac_Signature-Horz-En_Rev
- Frontenac_Signature-Horz-En_CMYK-Rev
- Frontenac_Signature-Horz-En_RGB-Rev

- Frontenac_Signature-Horz-En_Greyscale
- Frontenac_Signature-Horz-En_Black

- Frontenac_Signature-Horz-Fr_PMS
- Frontenac_Signature-Horz-Fr_CMYK
- Frontenac_Signature-Horz-Fr_RGB

- Frontenac_Signature-Horz-Fr_Rev
- Frontenac_Signature-Horz-Fr_CMYK-Rev
- Frontenac_Signature-Horz-Fr_RGB-Rev

- Frontenac_Signature-Horz-Fr_Greyscale
- Frontenac_Signature-Horz-Fr_Black



Wordmark

The wordmark may be used as a predominate mark in order to showcase the geographical area. However, it may only be used in the context of the primary logo.

File Names:

- Frontenac_Wordmark-En_Black
- Frontenac_Wordmark-En_Rev

- Frontenac_Wordmark-Fr_Black
- Frontenac_Wordmark-Fr_Rev

FRONTENAC
COUNTY OF FRONTENAC • ONTARIO



FRONTENAC
COMTÉ DE FRONTENAC • ONTARIO



Alternate Variations

Embroidered Crest

The embroidered crest is based on the original crest and has been optimized for embroidery. This variation may need to be modified based on the advice of an embroiderer.



Embossed Crest

The embossed crest is partially inverted in order for the emboss to achieve the proper effect.

Reduced Crest

The reduced crest is based on the one-colour variation and excludes the maple leaf. This is for use at small sizes such as a lapel pin or favicon.



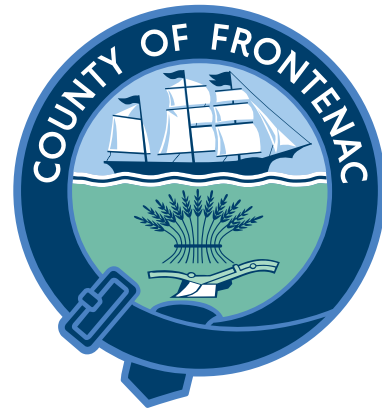
County Seal

The County Seal represents the County of Frontenac Corporation. It should only be used to represent the Corporation or the County Council. Use of the County Seal must be authorized by the County of Frontenac.

The County Seal should never be used as the identity for the Frontenac brand or in the promotion of Frontenac.

File Names:

- Frontenac_CountySeal_CMYK
- Frontenac_CountySeal_RGB
- Frontenac_CountySeal_Greyscale



LOGO SPECIFICATIONS



Photograph by Steve Koopman

File Formats

The Frontenac logos are available in four formats. These formats have been chosen for the highest-quality usability for professional design (EPS), daily use (PDF) and web (PNG, JPEG).

For additional formats that have not been provided, please contact the County's Communication Officer.

EPS - Vector

EPS files are vector-based and can be scaled to any size without compromising image quality. EPS files are preferred for all high quality reproduction. EPS files cannot be opened on most computers without professional design software.

PDF

The provided PDFs are also vector-based and are ideal for print and general daily use. PDF is the most versatile file type and is ideal for all types of users.

PNG - Web Only

The provided PNGs are for web use only and should never be scaled larger. They have a transparent background and have been provided at 400px wide at 72dpi in RGB colour format.

JPEG - Web Only

The provided JPEGs are for web use only and should never be scaled larger. They do not have a transparent background and should only be used where a white background is appropriate. The provided files are 400px wide at 72dpi in RGB colour format.

Spacing Requirements

Protective Space

The protective space must be maintained around all sides of the Frontenac logo to maintain visual clarity and to provide maximum impact. This space keeps the logo separate from other design elements such as typography, other logos, borders, or the edge of the document.

Ratio Spacing

It is important that the Frontenac logo always abides by the correct ratio and alignment guidelines shown in the included diagrams.

This is for the purpose of clarity and readability.

Stacked Logo



Horizontal Logo



COLOUR

Colour Specifications

Colour is a strong and communicative element for any visual identity and plays an important role in the visual identity of the Frontenac brand.

The Frontenac Colour Palette takes its inspiration from the diversity of our beautiful, rugged landscape. The colours reflect the nature and adventure that is native to Frontenac.

The primary palette consists of the main colours used in the logo. The secondary palette outlines the supporting colours. The logo palette outlines each colour used in the logo.

We have utilized the standards of the Pantone Matching System (PMS), which is a universally recognized colour matching system based on lithographic printing inks. The colour palettes include the specific spot colours and the breakdowns for the equivalent process colours (CMYK) for printing applications where Pantone colours aren't possible or are outside of the budget. Also included are RGB equivalents for use in word processing and presentation software as well as hexadecimal equivalents for web applications.

Using Colour

When designing for the Frontenac brand, colours should be carefully chosen. When selecting colour combinations, similar tones are best used together. Colours may be tinted to create further flexibility. Be careful not to use too many colours together at one time. Colour should be used to create order, not chaos.

Primary Palette

The primary palette consists of the main colours used in the logo. When designing for the Frontenac brand, these colours are to be used and may be supported by the secondary palette. Other colours beyond these palettes may be used sparingly where preferred and deemed appropriate, but must never overpower the primary palette. Should the exact colours not be available, the closest available colours may be used.

Black	Pantone	Black
	CMYK	0.0.0.100 / 100% K
	RGB	0.0.0
	HEX	#000000
Forest Dark	Pantone	349
	CMYK	90.35.95.30
	RGB	0.102.51
	HEX	#006633
Forest Light	Pantone	7731
	CMYK	88.24.100.10
	RGB	3.132.66
	HEX	#038442
Rock	Pantone	Cool Grey 4
	CMYK	27.20.19.0 / 30% K
	RGB	183.183.183
	HEX	#b7b7b7
Lake	Pantone	285
	CMYK	90.48.0.0
	RGB	0.114.206
	HEX	#0072ce

Secondary Palette

The secondary palette is designed to support and complement the primary palette. This palette provides additional tones based on the primary palette. These colours allow for flexibility and variety in design. They are ideal for use in backgrounds, titles, graphs and other supporting design elements.

Pantone 350 CMYK 80.21.79.64 RGB 44.82.52 HEX #2c5234	Pantone 356 CMYK 91.4.100.25 RGB 0.122.51 HEX #007a33
Pantone 7743 CMYK 71.8.100.50 RGB 68.105.61 HEX #44693d	Pantone 7738 CMYK 75.12.100.2 RGB 72.162.63 HEX #48a23f
Pantone Cool Gray 11 CMYK 64.56.55.31 / 82% K RGB 85.85.85 HEX #555555	Pantone Cool Gray 1 CMYK 0.0.0.20 / 20% K RGB 217.217.214 HEX #d9d9d6
Pantone 541 CMYK 100.58.9.46 RGB 0.60.113 HEX #003c71	Pantone 284 CMYK 59.17.0.0 RGB 108.172.228 HEX #6cace4

Logo Palette

The logo palette consists of all the colours used in the logo. The only colour not included in either the primary or secondary palettes is Sky Blue. It should not be used in brand elements such as typography, but may be needed for graphic elements such as the sky on a sign or brochure.

Black Pantone Black CMYK 0.0.0.100 / 100% K RGB 0.0.0 HEX #000000	Rock Pantone Cool Gray 4 CMYK 27.20.19.0 / 30% K RGB 183.183.183 HEX #b7b7b7
Forest Dark Pantone 349 CMYK 90.35.95.30 RGB 0.102.51 HEX #006633	Lake Pantone 285 CMYK 90.48.0.0 RGB 0.114.206 HEX #0072ce
Forest Light Pantone 7731 CMYK 88.24.100.10 RGB 3.132.66 HEX #038442	Sky Pantone 7457 CMYK 18.0.5.0 RGB 187.221.230 HEX #bbdde6
Farmland Pantone 7738 CMYK 75.12.100.2 RGB 72.162.63 HEX #48a23f	

TYPOGRAPHY

Typography is a strong extension of our brand's personality and plays a major role in creating a consistent look for Frontenac across all communications and promotional material.

Logo / Headline Typeface

Niveau Grotesk

Niveau Grotesk is a strong, sturdy, highly-legible, sans serif typeface well suited for display use. It's attributes complement the Frontenac brand.

The Frontenac wordmark is a customized version of Niveau Grotesk. The customized "R" should only be used in the wordmark. For all headlines and other applications where Niveau Grotesk is applied, the alternative "R" (with the straight leg) should be used. This is available in the font's glyphs panel.

Niveau Grotesk may be licensed here:
<https://www.myfonts.com/fonts/hvdfonts/niveau-grotesk/>

Niveau Grotesk Medium:
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Primary Typeface

Gotham

Gotham is an assertive, friendly and confident typeface. It's easy to read and includes a web-safe font for digital application.

Gotham may be licensed here:
<http://www.typography.com/fonts/gotham/styles/>

Gotham Bold:
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Gotham Book:
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Gotham Medium:
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Gotham Light:
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Substitute Typeface

Arial

Arial is an extremely common typeface that can be found on all mainstream computer operating systems. It's easy to read at small sizes in a variety of applications. It's also a web-safe typeface allowing it to also be used digitally. It should be used as the substitute typeface for body text when Gotham is unavailable.

Arial Bold:
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Arial Regular:
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Specifications

Main Headline:

Niveau Grotesk Medium
Uppercase
Leading 100% of point size
Preferred Colour: Black

Subheading A:

Gotham Book
Sentence case
Leading 120% of point size
Preferred Colour: Black

Subheading B:

Gotham Medium
Sentence case
Leading 120% of point size
Preferred Colour: Black

Pull Quote:

Gotham Medium
Sentence Case
Leading 120% of point size
Preferred Colour: Forest Light

Large Body:

Gotham Medium
Sentence case
Leading 130% of point size
Preferred Colour: Black

Standard Body:

Gotham Book
Sentence case
Leading 150% of point size
Preferred Colour: Black

MAIN HEADLINE

Large body text / ulluption non eost, in renestrum quam fugiaecte nimaximped explaborum et derchitat quost, voluptis fugiaecte recabore.

Subheading A

Standard body text / aut utatur, velia delendit, et dolorero quas re eni temporum et essunt es nim quasper ferupiet et pera et alitati im que volut fugitium restia cus ea dolo blaccuptis dolupta musdant quidiciis acepers pitinus ulliat erenis con essim hic to quae.

Pull Quote / a poria sameni dolor ad quiae evelic tentur parunto.

Standard body text / nimaximped explaborum et derchitat quost, voluptiis recabore digenihitat accepti aximped viboru.

Subheading B

Standard body text / bereruntenis nimaximped explaborum et derchitat quost, voluptiis recabore voluptatia peliqu. Blaccuptis dolupta musdant quidici. Dolor molo bereruntenis nimaximped. Essunt es nim quasper ferupiet et pera et alitati.

Application Guidelines

Main Headline

The main headline is the primary heading and should be the top-level heading in the application. It should typically appear in black, or alternately, reversed (white) when applied to applications with a colour background.

Subheadings

Subheadings are intended to support the headline, but remain as a separate element. They may vary in size and colour depending on the number or subheading levels needed. Each subheading must effectively contrast the adjacent level of text above and below.

Pull Quote

Pull quotes are used to highlight quotes or insightful phrases from the main body of text. Pull quotes should appear in a complementary colour that provides contrast, such as Forest Light. The point size should be larger than the standard body copy for visual emphasis and contrast.

Large Body

Large body copy is used to highlight text, such as introductory paragraphs, captions, etc. It must also be larger in point size than the standard body copy to maintain hierarchy within the body of text. It should never replace standard body copy.

Standard Body

Standard body copy is spaced specifically for legibility and functionality. It should be used for the primary content and all large bodies of text. Arial may be used as the alternative typeface for internally used documents or external documents where Gotham is not available.

TAGLINE SYSTEM

Understanding the System

"In Frontenac" is the base for the tagline system. It will aid in building recognition around the entity that is Frontenac. The system is designed to help define Frontenac while showcasing the diversity within the region. The system allows for customization and the opportunity for people with a vested interest in Frontenac to make it their own. Meanwhile, the simplicity of "In Frontenac" allows for easy and effective application via social media by using #InFrontenac.

The tagline should never directly accompany the logo as is common with many other brands. Instead it should be used independent of the logo. However, the logo is often used in conjunction with the tagline to provide appropriate brand context. The tagline should be understood more as a versatile, systematic headline.

Using the System

The words "In Frontenac" should never be modified or adjusted. The only customizable component is the top line. The word(s) should always be set in Niveau Grotesk Medium, all caps and 55% of the cap-height of "Frontenac." The tagline should always appear in black unless a reversed version provides greater contrast.

The customizable word(s) should always be left aligned with "Frontenac" and never exceed with its length.

When customizing the tagline, ensure that the word(s) chosen for the top line reflect the Frontenac brand. They can refer to what Frontenac is or an opportunity Frontenac provides and should always portray Frontenac in a positive light.

A photograph of a hiker in a forest, wearing a dark jacket and a red backpack, with the tagline "ADVENTURE IN FRONTENAC" overlaid in white text. The hiker is seen from the back, looking towards a forest of tall trees. The tagline is in a bold, white, sans-serif font, with "ADVENTURE" on the top line and "IN FRONTENAC" on the bottom line. The "IN" is smaller and positioned to the left of "FRONTENAC".

ADVENTURE
IN FRONTENAC

BUSINESS LOGO

PROUDLY LOCATED
INFRONTENAC

GO HIKING
INFRONTENAC

GO CAMPING
INFRONTENAC

FARM TO FORK
INFRONTENAC

HAND CRAFTED
INFRONTENAC

PROUDLY LOCATED
INFRONTENAC

INVEST
INFRONTENAC

LIVE & PLAY
INFRONTENAC





BRAND APPLICATION

This section provides instruction on proper and improper usage of the logo. It also provides templates and guidelines for the identity system and how it should be used in various forms of media.

- › Proper Logo Usage
- › Improper Logo Usage
- › Minimum Logo Size
- › Business Cards
- › Envelopes
- › Letterhead
- › PowerPoint Templates
- › Advertising
- › Social Media
- › Email Signatures
- › Promotional Items
- › Vehicle Graphics
- › Photography

Photograph by Steve Koopman

PROPER LOGO USAGE

Uniform Background

The full-colour logo should be used on white or light coloured backgrounds.
The reversed logo should be used on most colourful and dark backgrounds.
The diagram below shows which logo variations are acceptable on the corresponding background colours. All colours outside the Frontenac colour scheme should be avoided when possible.

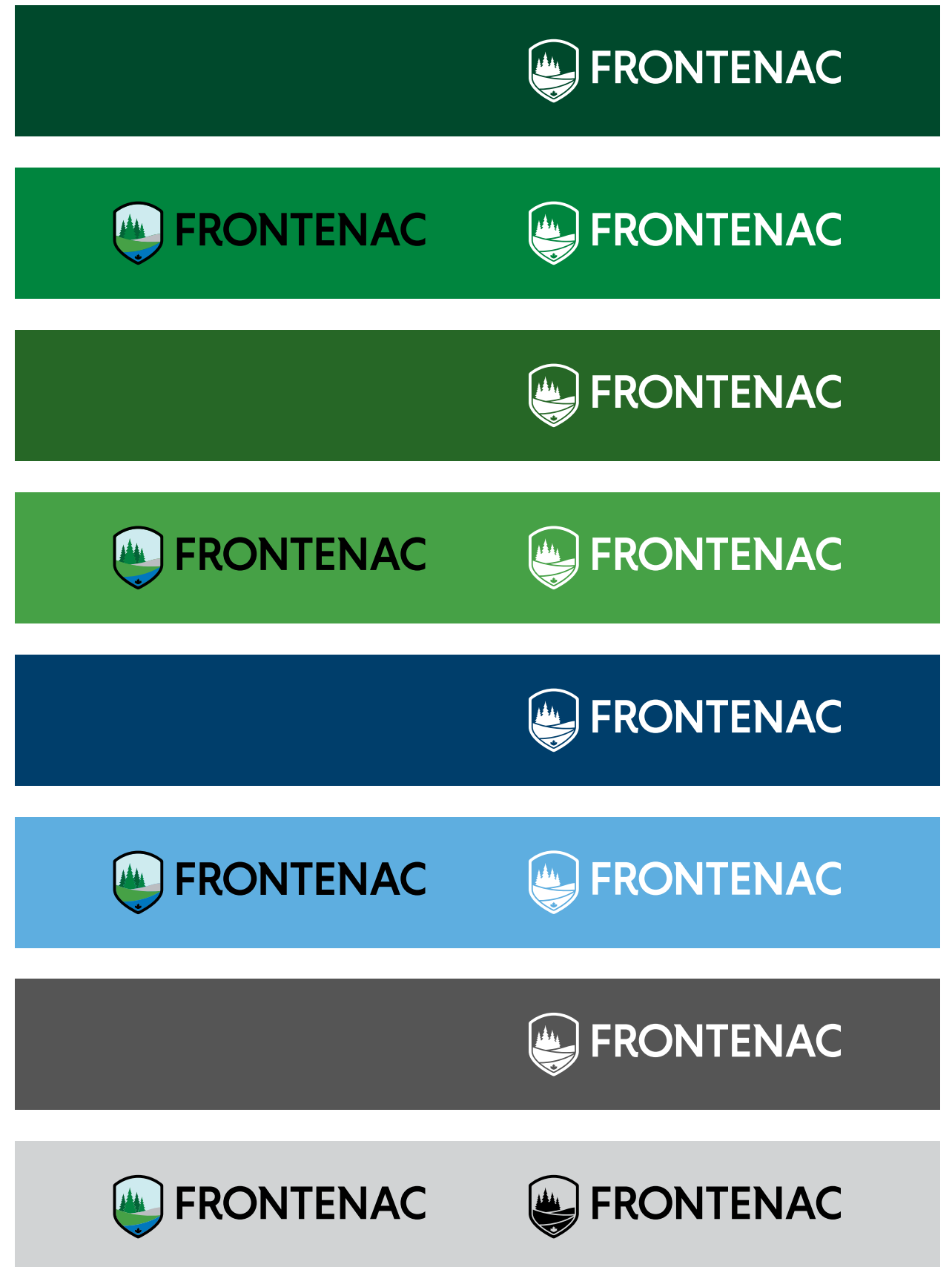
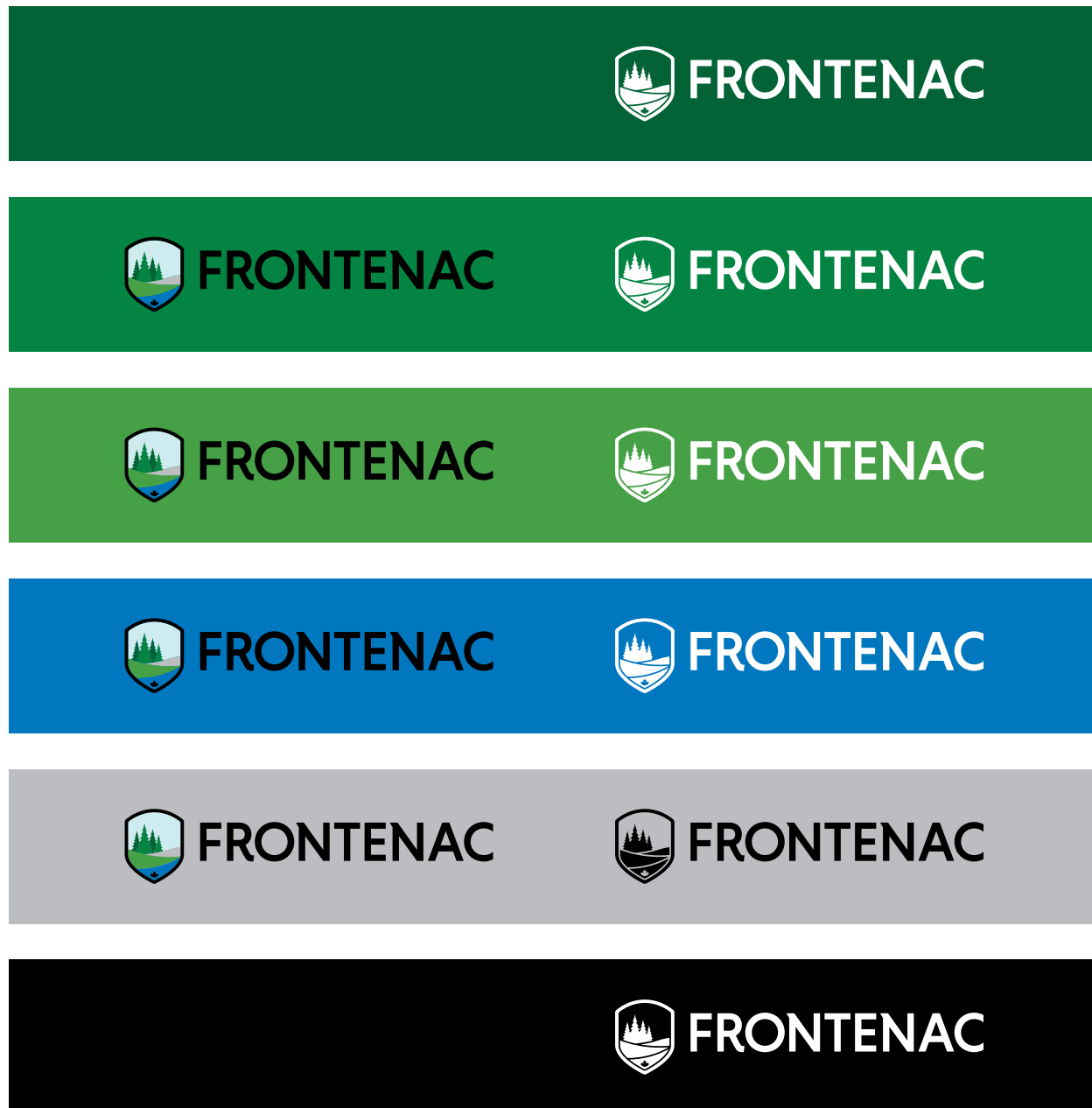
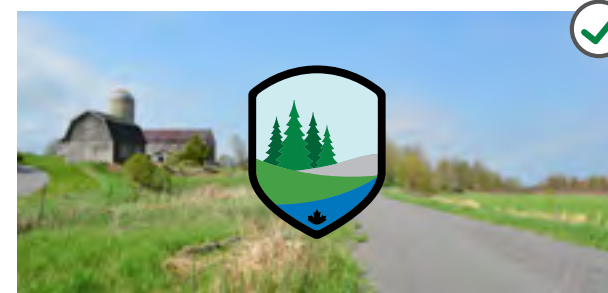
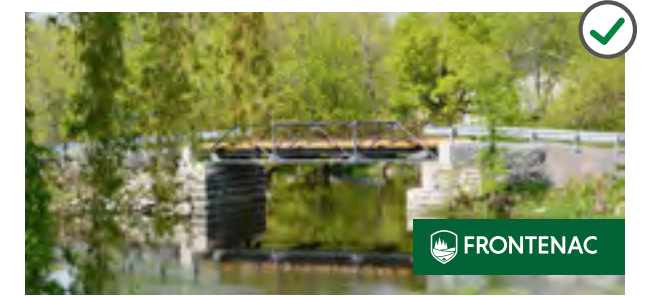




Image Background

Below are several examples of how the logo may be placed on an image background. When placing over an image, ensure contrast by placing over a light or dark area and seeking negative space. Otherwise, the logo must be used with a Forest Dark background as shown below.



Crest Background

The diagram below shows which crest variations are acceptable on the corresponding background colours.



IMPROPER LOGO USAGE

The following uses of the logo are prohibited.



DO NOT change the colour of any element in the logo.



DO NOT rotate or skew the logo.



DO NOT modify the proportions of elements in the logo.



DO NOT recreate the wordmark using any other typeface.



DO NOT stretch the logo outside of its original proportions.



DO NOT apply a drop shadow to the logo.



DO NOT add a transparency effect to the logo.



DO NOT add elements to the logo.



DO NOT place the logo on a background that will reduce legibility.



DO NOT place the logo on a background with low contrast.



DO NOT apply a stroke to the logo.

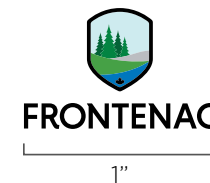


DO NOT use a jpeg version of the logo for print due to the white box and poor image quality.

MINIMUM LOGO SIZE

To maintain legibility, the logo should never be reproduced at a size smaller than what is outlined below. There is no maximum size limit, but use discretion when sizing the logo.

Print Application



Stacked Logo

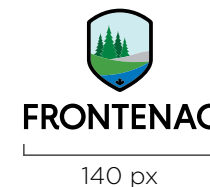
Minimum width: 1"



Horizontal Logo

Minimum width: 1.5"

Digital Application



Stacked Logo

Minimum width: 140 px at 72dpi



Horizontal Logo

Minimum width: 210 px at 72dpi

BUSINESS CARDS

Specifications for all official Frontenac business cards are provided in the example below. The front must remain the same for all business cards. The back may be modified to suit the individual. All business cards are to be printed in full colour.

Frontenac Signature
1.125" wide

Name
Anne Marie Young
Manager of Economic Development
Gotham Medium
10/12 pt, left aligned

Position / Title
Economic Development
2069 Battersea Road
Glenburnie, ON K0H 1S0
Gotham Book
6/7 pt, left aligned

Department
Office: 613.548.9400 x330
Fax: 613.548.8460
Cell: 000.000.0000
ayoung@frontenacounty.ca
FrontenacCounty.ca
Gotham Medium
7/8 pt, left aligned

Office Address
Gotham Book
7/8 pt, left aligned
+4 pts space after

Contact Information
Gotham Book
7/8 pt, left aligned
+4 pts space after

Additional Visuals
The grey-toned areas indicate the size and positioning for a maximum of one program or initiative identifier.

Customized Tagline
The tagline used on the back of business cards may be customized but must represent the region and abide by the tagline guidelines outlines earlier in this document.

Background Image
The background image should relate to the tagline and represent Frontenac.

ENVELOPES

Specifications for all official Frontenac envelopes are provided in the example below. Business-sized envelopes are available in both full colour and black only versions.

0.375"

Horizontal Logo
2" wide

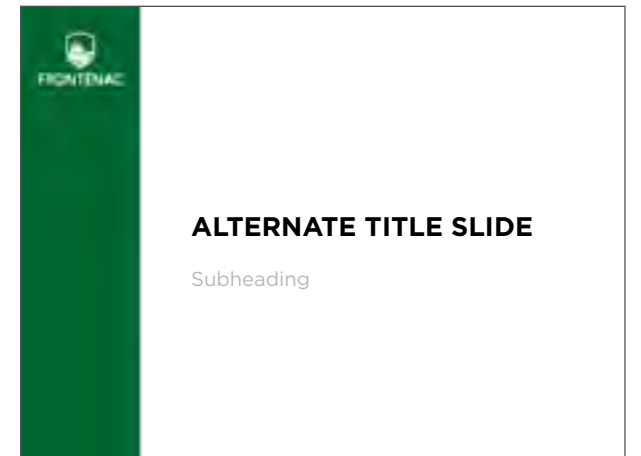
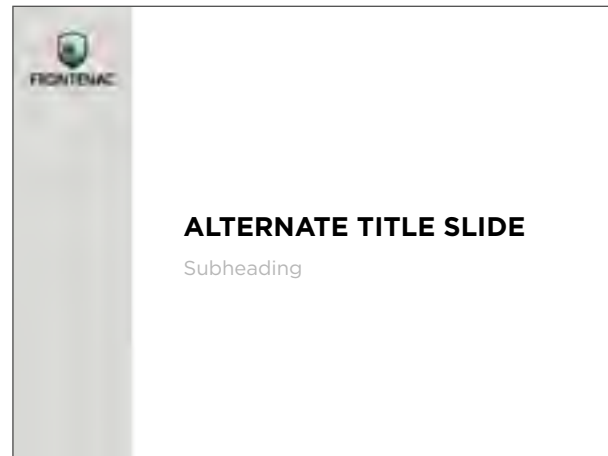
Address
2069 Battersea Road
Glenburnie, Ontario Canada
K0H 1S0
Gotham Book
8/10 pt, left aligned

#10 Business Envelope: Standard (CMYK)

#10 Business Envelope: Standard (Black)

POWERPOINT TEMPLATES

The main slides for the Frontenac PowerPoint presentation templates are displayed below. These slides may be customized as long as all customizations follow the brand guidelines outlined in this manual.



ADVERTISING

Print Advertising

Print advertising provides a great way to build and shape the Frontenac brand with targeted audiences. A standardized and unified look establishes familiarity and builds recognition. This allows the message to be easily received and the ads more effective.

All print advertising must include the following elements:

- The Frontenac logo
- Call-to-Action headline or on-brand customized tagline
- The Frontenac website
- On-brand imagery / photography
- Frontenac colours and typography



GO KAYAKING
INFRONTENAC

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FrontenacCounty.ca
@ f t




GO HIKING
INFRONTENAC

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FrontenacCounty.ca
@ f t





GO CANOEING
INFRONTENAC

FrontenacCounty.ca




FRONTENAC

GO CAMPING
INFRONTENAC

FrontenacCounty.ca




FRONTENAC

GO CAMPING
INFRONTENAC

FrontenacCounty.ca



GO EXPLORING
INFRONTENAC

Forem diatustusam quos ea dioritas iur arum explatem essimil liquae endae comimporro ex es ipsus sectur, officii doloribearum dolenet, vendignis eaquost, sus.

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FrontenacCounty.ca
@ f t





GO EXPLORING
INFRONTENAC

Forem diatustusam quos ea dioritas iur arum explatem essimil liquae endae comimporro ex es ipsus sectur, officii doloribearum dolenet, vendignis eaquost, sus.

Eptatios alitaquia dolo conem vit qui con repudic te rem fuga. Buscid quias et rero.

FrontenacCounty.ca
@ f t



Display Advertising

Display advertising provides a great way to build and shape the Frontenac brand with targeted audiences. A standardized and unified look establishes familiarity and builds recognition. This provides context and recognition for the Frontenac brand at events.

All display advertising must include the following elements:

- The Frontenac logo
- The Frontenac website
- On-brand imagery / photography
- Frontenac colours and typography

Pull-up Banners



Trade Show Display



Press Conference Banner

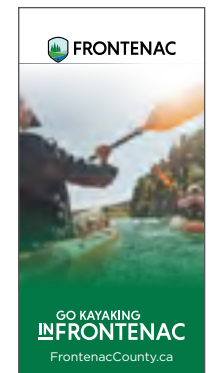


Digital Advertising

Digital advertising provides an additional opportunity to reach a very specific target audience, such as outdoor enthusiasts who live in Ontario. A standardized and unified look allows for brand recognition even with different messaging and photography.

All digital advertising must include the following elements:

- The Frontenac logo or crest (depending on the space available)
- A relevant customized Frontenac tagline
- Relevant, on-brand imagery / photography
- Frontenac colour and typography
- The Frontenac website, if space is available
- All ads must link to the Frontenac website or campaign specific landing page



SOCIAL MEDIA

Social media provides a great opportunity to reach targeted audiences and allows them to interact with the brand. A standardized and unified look allows for brand recognition even with different messaging and photography.

Images

The profile image for any social platform should always be the crest as shown on the opposite page. The full logo should not be used here as the profile image will always be accompanied by the name "Frontenac County." It builds recognition with the crest and is more effective at small sizes such as when it's seen in a news feed. The only exception to this rule is with LinkedIn where the stacked logo may be used.

Header images should use appropriate photography to provide context. This may be accompanied with an approved and appropriate tagline. Avoid trying to communicate too much in the header image, that is what content is for.

Shared and in-stream images may include images from events. However, the majority of these images should follow the photography guidelines as outlined on page 76. These images do not require additional design. However, when applicable, an appropriate tagline can be effective and provide additional emphasis to the post.

Image Dimensions

Each platform requires different image dimensions, these have been outlined below. All images should be created in RGB for best results. All images that include text or a logo should be exported as a PNG. Images without text or logos may be exported as a JPEG.

Twitter

Header Image: 1500 x 500px

Profile Image: 400 x 400px

In-Stream Photo: 440 x 220px

Facebook

Cover Photo: 851 x 315px

Profile Image: 180 x 180px

Shared Image: 1200 x 630px

LinkedIn

Background Image:

1400 x 425px - 4000 x 4000px

Standard Logo: 400 x 400px

Banner Image: 646 x 220px

Instagram

Profile Image: 110 x 110px

Photo Thumbnails: 161 x 161px

Full Size Photo: 1080 x 1080px

Header Image



Profile Image

Shared & In-Stream Images



Hashtag

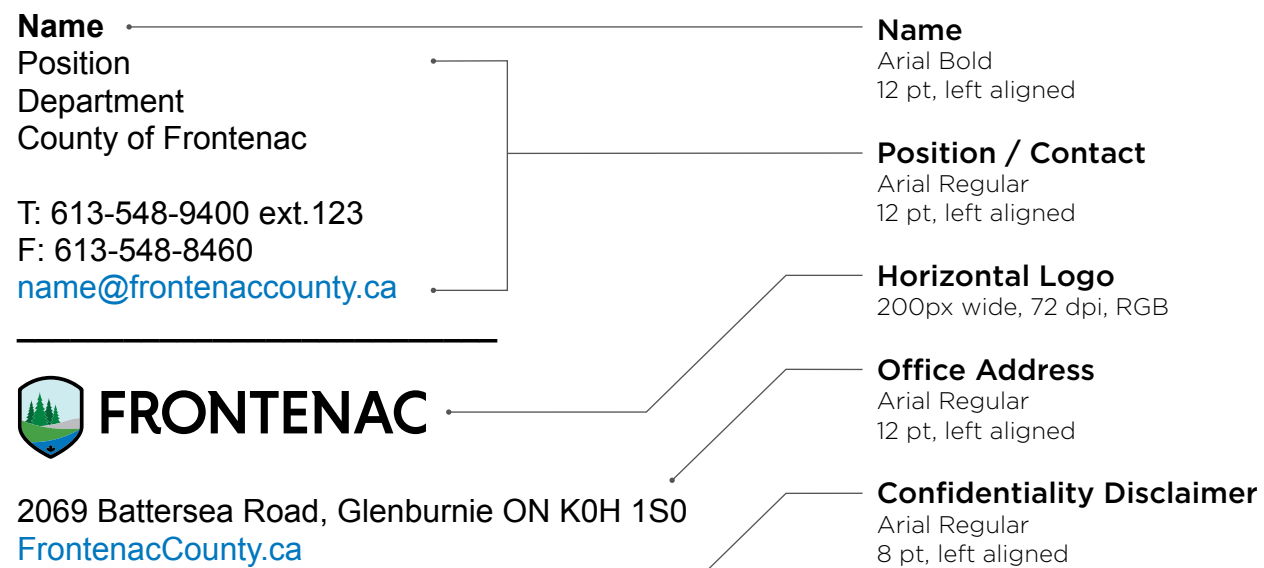
The new hashtag that is designed to work with the brand is #InFrontenac. It is designed to be adaptable and easily accommodate different people and experiences within Frontenac.

EMAIL SIGNATURES

An email signature plays an important role in our correspondence. It identifies the sender as a County of Frontenac employee and provides contact information that the recipient may need. It should not be embellished with decorative typefaces, non-approved colours, personal slogans or phrases. Along those same lines, background colours or images should be avoided at all times.

An email signature has been created to include the Frontenac logo which contains active hypelinks that link to the individual's email and our website.

Template



Confidential: This email and any attachments transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you received this email in error, please notify the sender by return email and delete the email immediately. If you are not the intended recipient, be aware that disclosing, copying, distributing or using the content of this transmission is strictly prohibited.



PROMOTIONAL ITEMS

Promotional items are a great way to promote the Frontenac brand. To increase the effectiveness of these items, they should correspond with the key themes and attributes of the Frontenac brand. For example, a water bottle is very practical for hiking, camping and other adventures in Frontenac. When ordering promotional items, it's best to be aware of quality. Items such as water bottles and t-shirts are less likely to be used if they are lower quality.



VEHICLE GRAPHICS

Vehicles graphics for Frontenac are outlined below. The full graphics are preferred for use on prominent vehicles, especially vehicles that are used for travelling throughout Frontenac and parked on-site at events.

For vehicles where the full graphics are not appropriate or approved, the basic graphics are available. When placing the Frontenac logo, both the stacked or horizontal versions may be used depending on which one is more appropriate for the space available.

When using the basic graphics layout, the acceptable areas to place the logo include either side doors or the tailgate. When placing the logo, take into account the colour of the vehicle when selecting the appropriate variation of the logo. It is important that there is a strong contrast in order for the logo to stand out.

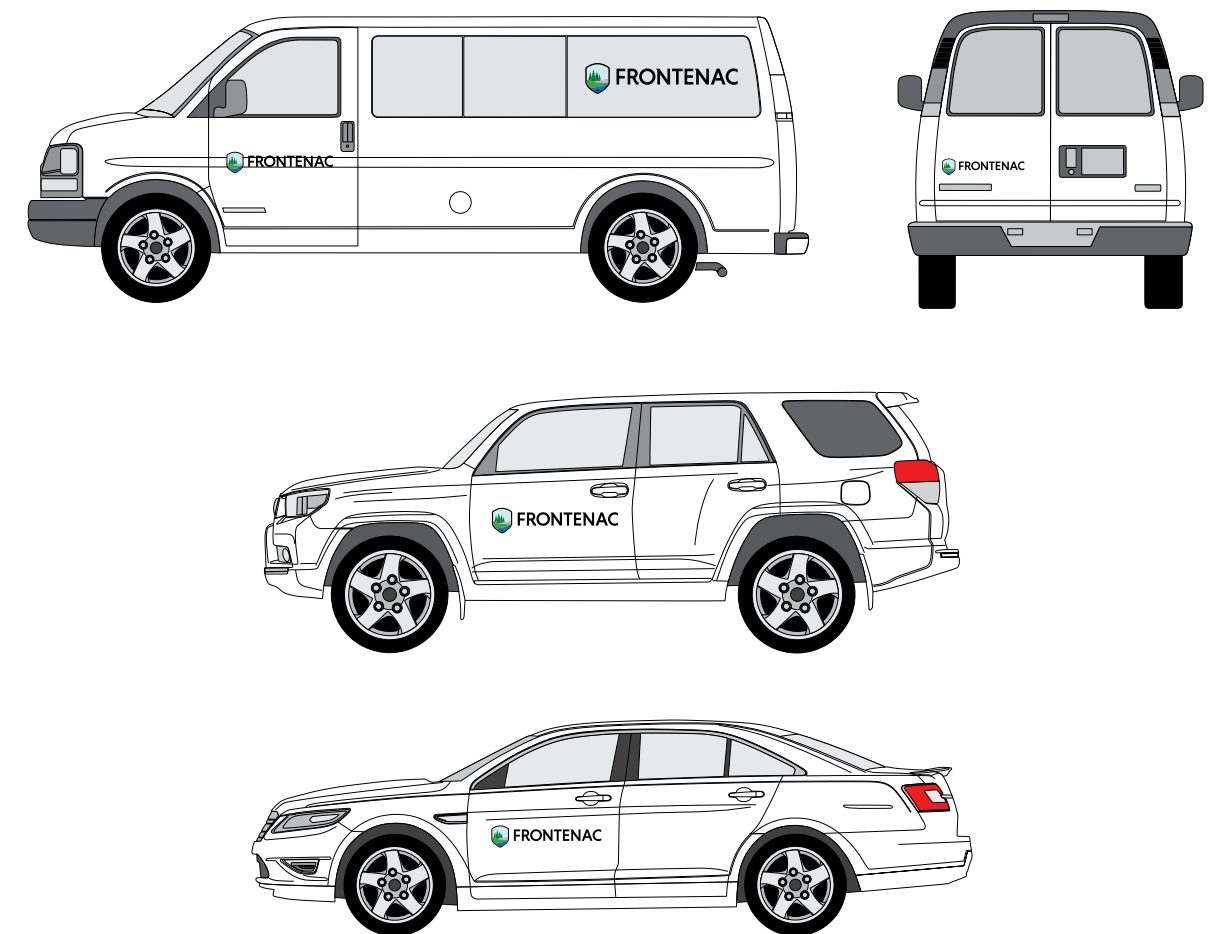
White vehicles are necessary for the full graphics and preferred for the basic graphics. In the case that a vehicle is a dark colour, the reversed logo should be used.



Full Graphics



Basic Graphics



PHOTOGRAPHY

Photography plays an essential role in distinguishing the Frontenac brand. Good photography tells a story and communicates important brand attributes, such as adventure and community.

When choosing photography for use with the Frontenac brand, it should be as authentic as possible, reflecting real people, real places and real experiences. Avoid over-staging or over-styling. Avoid direct eye contact with the camera unless the image is an intentional portrait.

Photography applications within a certain area of Frontenac should reflect the appropriate context. For example, Wolfe Island applications should reflect the locations and experience appropriate to Wolfe Island.

The Communications Department maintains a library of approved images for use with the Frontenac brand. All other images must be approved before use.





Subject Matter

Photography subject matter should be based on authentic experiences. There should be a clear focus on the subject to avoid visual clutter. All subject matter should portray Frontenac as friendly and welcoming.

Scenery

Scenic photography should display the natural beauty, pristine landscapes and local landmarks in Frontenac.

People

Photography containing people should be of real people experiencing real moments. It should be natural and friendly. Photography should appropriately represent the diverse demographics of people living and vacationing in Frontenac.

Adventure

Adventure is a key attribute of the Frontenac brand. It should be utilized as a strong subject matter for photography. Keep in mind that adventure is different for different people. The diversity of adventure and experiences in Frontenac should be represented, along with the diversity of people involved.

Business

When portraying local business, it should be friendly and welcoming. It's important to show how these businesses play a significant role in the community and are part of the Frontenac experience.

Style

The photographic style should be bright, clear and the subject matter in clear focus. All photographs should have natural lighting where possible and should not be overly enhanced digitally. Depending on the application, photographs should have significant clear-space for typography.

Cropping

When cropping a photograph, be sure to select an area that is the appropriate size for the application while maintaining image quality. Depending on the application, be sure to leave significant clear-space for typography. Avoid awkward cropping of people, particularly their limbs.



Brand Manual

Your Guide to Branding The County™ / Version 2.0



The County[™]
PRINCE EDWARD COUNTY ♦ ONTARIO

Preface

Reclaiming Prince Edward County's Iconic Rural Brand

For good reason Prince Edward County has gained recognition provincially, nationally and even internationally in food, wine and art communities. Our reputation, coupled with The County's unique sense of place – a community of small hamlets and villages – the simplicity of rural life, and an accessible cost of living, have made our community a hot spot for tourists, residents and investors.

One of the objectives of the Community Development Strategic plan for Prince Edward County is to reclaim our "iconic rural brand" in an effort to build greater awareness of The County's lifestyle and visitor experience to attract new residents, visitors and investors. As a first step in the process, a committee of marketing, tourism and graphic design professionals was created to inform the creative process by defining who we are as a community, how that identity should be represented and how that is best communicated to our target audiences. The committee worked together to paint a picture that was representative of the County's identity and highlighted our strengths.



Preface (Continued)

Special Thanks...

The Community Development Department, would like to take this opportunity to thank the members of the branding committee who donated their time and experience to the branding process. Without their knowledge, passion and commitment to this project, the positive and professional results would not have been possible.

The following individuals provided invaluable input to the process:

- Jeremiah MacKenzie, CEO, Taste the County, CDC representative
- Gord Phillips, Taste the County Board Representative/Tourism consultant
- Lynn Sullivan, TDA Board Representative / past Chair of PECWA
- Ashley Stewart, Communications Officer, PEC
- Anne VanVlack, Principle, Infolink
- Lynne McMullan, Prince Edward County Chamber of Tourism and Commerce Board Representative
- Dr. Maureen Horne-Paul, Prince Edward County Chamber of Tourism and Commerce Board Representative
- Neil Carbone, Director of Community Development
- Community Development Commission, PEC
- Trevor Trewartha/Karen Bonhomme, 1dea Design + Media Inc.

We would also like to thank all of our community partners who have embraced the new brand and have begun the process of implementing the graphics, messaging and tone of voice elements into their marketing materials and communications. It is through the thoughtful implementation of these elements that we can speak with one voice as we communicate the promise of The County brand to the rest of the world. We are proud of who we are and the new brand that represents our community, culture and way of life. In this manual you will find the tools and guidelines that will assist in developing a clear message about what it means to be The County.

Prince Edward County is, and will always be a friendly, quiet and rural community characterized by its great people, bursting creative talent and authenticity. We enjoy the outdoors, we're not materialistic and we value authentic human experiences.

We invite you to discover what makes the County so special.

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1.0

The County™ Branding Guidelines

Using this Manual

In this manual, you'll find essential resources to effectively use the Prince Edward County logo, visual assets and brand messaging. It has been drafted to provide internal and external stakeholders with a toolkit for proper use of The County™ brand.

It is not designed to inhibit creativity or expression but rather provide a solid, standardized foundation upon which all departments, programs and units can build their marketing and communication creative material.

1.1 Reasons for Using this Manual

One key to enhancing the visibility and reputation of The County is a consistent and reliable approach to our marketing and communications. Consistency in the look and content of our communications materials provides a recognizable and memorable presence in the minds of the people and organizations with whom we seek to communicate.

It is incumbent on all stakeholders who utilize The County brand to follow the provided brand guidelines. The effectiveness of the Prince Edward County brand is contingent on the people who use it – and use it well.

This manual contains guidelines governing the proper and consistent use of The County’s brand story, key messages, logos, colours, typography and photography. It explains how to apply these guidelines to print materials, websites, signage, apparel, stationery and other marketing and communications materials.

This manual establishes a basic foundation for developing marketing and communications materials, but we acknowledge that these standards cannot address every situation that may arise. Therefore, the manual also includes contact information for the Corporate Communications Department, where staff can answer specific questions.

1.2 Resources

The Corporate Communications Department is responsible for managing the communications style and visual identity.

The Corporate Communications Department sets branding, marketing and visual identity policies and oversees the efforts of internal and external individuals, commercial vendors and organizations that communicate our message and identity. All print materials, websites, advertising, media communications and other marketing and communications materials produced should be reviewed for compliance with branding and visual identity standards before being printed, produced, published or distributed. Upon review, if materials produced outside of the Corporate Communications Department are not in compliance with the guidelines contained in this manual, appropriate modifications may be required.

Any questions regarding these guidelines, requests for logo files or brand communication aids should be directed to:

**The Corporation of the County of Prince Edward
Corporate Communications Department
613.476.2148 ext. 224
communications@pecounty.on.ca**

The County Logo

To use The County logo, you must become an authorized user by completing an application form and receiving approval from The County's Corporate Communications department. To request an official copy of any of The County logo variations or any of the graphics contained in this brand manual, email your request to the Corporate Communications Department at communications@pecounty.on.ca.

Stationery Templates

The official Prince Edward County templates for business cards, letterhead and envelopes can be requested from the Corporate Communications Department. Under no circumstances should any department design its own stationery from scratch. The templates are the tools to allow for building new materials within the parameters of the brand. To obtain a copy of the templates, email your request to communications@pecounty.on.ca.

Photography

The Corporate Communications Department maintains a repository of County photography. Images are available for use by internal departments as well as for external use. The Corporate Communications Department will determine appropriate use of The County images, including instances when permission of subjects in photographs is required before those images can be reproduced. To submit a photography request, email your request to communications@pecounty.on.ca.

2.0

The County™ Branding Guidelines

Our Brand Essence

One of the central goals of the Prince Edward County branding initiative was to establish a clear picture of who The County is and what it's values should be.

Like a human personality, The County has a personality, a feeling and character that make it unique and significant from other rural communities. The following section digs into what is unique, desirable and appealing about The County as a place to visit, live and do business.

2.1 Lay of the Land

The County is...

Today, Prince Edward County is gaining recognition from people in the food, wine and art communities, but is not as well-known in the general population. Lately, however, the County's unique attributes and attitudes have become very present in today's 20-30-somethings; gastro-tourism, rustic-chic aesthetics and local produce to name a few. These aren't fads – they're core values this generation will carry with them. Many of Canada's cultural and culinary trend-setters have taken notice and are starting to move in, but they're bringing their own brand voices with them.

This emerging reputation coupled with the County's unique sense of place – a community of small hamlets and villages – the simplicity of rural life and an accessible cost of living, have also made the County a burgeoning retirement destination.

Furthermore, the County's central location in southern Ontario has allowed the "footloose" industry, entrepreneurs, and many small and medium sized businesses to thrive. Given recent improvements to our telecommunications infrastructure and the County's increasing profile, this trend will only continue to allow up-and-coming industries (wine-making, value-added agricultural products, technology and software firms, etc.) to grow.

All of these factors are slowly changing the make-up of our residents and visitors, and the beliefs and attitudes that accompany them. We have truly become a community of communities and this is integral to the County's charm.

Our goal is to create a voice for this group; to identify that unique County quality, that *je ne sais quoi* that brings so many different people together here, and use it to engage, inform, and invite.



2.1 Lay of the Land (Continued)

What the County IS

It's progressively traditional. It has a rich heritage but celebrates it in a contemporary way. Its values are timeless but its approach is modern. Its population is older, but its offerings are increasingly attractive to younger generations.

It's actually an island, and you can feel the 'laid back' approach as soon as you cross over the bridge. Dig a little deeper though, and you see the other side of island life: a community of communities, brought together by geography, that collectively excels by working together while celebrating the uniqueness and charm of each area of the county. They're proud of what they do and who they are, and it shows.

- The County is real, authentic
- Provides opportunities for unique experiences
- It's a getaway from the hustle and bustle of the city
- It's a human place
- An emerging destination for tourism and business
- Both divided and brought together by geography
- A mix of urban and rural
- Friendly and welcoming

What the County ISN'T

- It's not 'The Hamptons of Toronto' as it's been called before. It's far more attainable and far less pretentious
- It's not as far as people think it is; it's mere hours away from Toronto, Montreal, Ottawa or New York
- It's not just a retirement community
- It's not just where Sandbanks Provincial Park is located
- It's not exclusive
- It's never predictable, common or mundane
- It's not about big box stores, fast food or parking lots



2.2 Our Story

Welcome to “The County”. We’re unique and rural – no question. But how do we put our community’s personality into context? Are we sophisticated or scruffy, new age or traditional, highly creative or vintage? Interestingly, we’re a blend of all. There’s something special about Prince Edward County and it’s the interwoven relationships between all of these characteristics that makes it such a great place to visit, live, work and do business. We’re a community with contrast and character.



We’re contemporary yet traditional, artistic yet rustic, progressive yet set in our ways and we sit in a charming and picturesque environment of timeless traditions, agricultural land, local foods and wine, artisans, boutiques and sought-after tourism experiences. We embrace local and we take so much pride in the fruits of our labour – from that great glass of wine, farm-to-table produce, culinary experiences, artistic creations and a thriving tourism industry. And yet we are a community of contrasting personalities and characteristics. Residents have a warm sense of pride, authenticity and a willingness to give back to the community.

Prince Edward County is, and will always be a friendly, quiet and rural community characterized by its people, bursting creative talent and understated realism.

2.2 Our Story (Continued)



People are everything to the cultural landscape of our community. Friendly, welcoming and laid-back, County residents are real. Show up to that fine dining establishment in your rubber boots, it's OK! It's as if long-time residents hold the secrets to the natural wonders of the region. And it's the new cultural explorers that grace our region who thrive for knowledge and a way of life that traditional Prince Edward County residents have always known. Our new urban residents are on-trend, young, open, accepting, non-traditional, enthusiastic and knowledge seekers. They hold an intriguing curiosity to immerse themselves in a new and simpler way of life and are inspired by the cultural idiosyncrasies that make up The County. They recognize the beautiful landscape, a region that's bursting with creativity and an eco-conscious environment surrounded by local ethical consumerism.

So to summarize, it's not just that we are one of the foremost and fastest growing wine regions in Ontario. It's not just about having one of the best beaches in Ontario, nor is it simply the fact that we've been dubbed the gastronomy capital of Ontario that makes us special. It's also our people and our contrasting characteristics that make us exciting. Prince Edward County residents are here to live and be immersed in the opportunities this region provides. They come from all walks of life. They see a natural wonder and a way of life that's authentic, rewarding and understated.

2.3 Our Promise

Prince Edward County is, and will always be a friendly, quiet and rural community characterized by it's great people, bursting creative talent and authentic realism. We enjoy the outdoors, we're not materialistic and we value authentic human experiences.



Prince Edward County will continue to celebrate these timeless traditions and be a humble, friendly and a human place to visit, live, work and do business. We continue to be progressive, modern and on-trend but we look forward to sharing our rustic interpretation of what it means to be contemporary. We're open, welcoming and supportive of our region's entrepreneurs, enterprises and individuals seeking to relocate their business to the area. Life's an adventure, but sometimes that adventure means savouring the simple or fine things in life that make us real and happy. We live amid a very beautiful and charming setting. You will be fulfilled by living in a serene, tranquil and peaceful setting called "The County".

2.4 Design Aesthetics

As seen in print and natural surroundings.

Natural Elements

- Grass
- Limestone
- Waters
- Sand



Rural Landscape

- Aged Hardwood Trees
- Farmland
- Tractors
- Vineyards, Orchards
- Old Store Signage
- Birds, Rabbits & Deer (wildlife)
- Loyalist Architecture
- Heritage Homes



Reimagined Materials

- Old Re-purposed Items
- Seed Packages
- Canning Labels
- Barrels
- Barns
- Heirloom Produce



Nautical Themes

- Docks
- Lighthouses
- Sailboats
- The Ferry
- Boardwalks
- Weathered Wood Planks



2.5 What Do We Want Our Target To Know?

Tourists

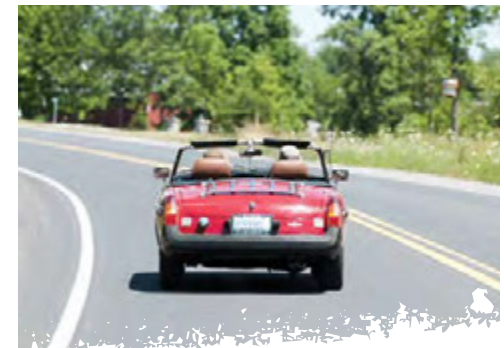


- People who've been to Prince Edward County simply refer to it as *'The County'*.
- The County is actually an island in Lake Ontario, accessible via three bridges and a ferry.

- The County has been feeding Canada for generations; at one point supplying the country with a third of its canned goods. It's home to some of the most fertile land in the country, and has been coined the Gastronomic Capital of Ontario by the Globe and Mail.
- The County's soil is ideal for wine production, sharing many of its traits with the best wines in France. There are close to a million planted vines on the island (up from only thirty thousand in 2000), spread out over 35+ wineries. It's a new industry, but it's growing quickly and gaining reputation.

- The County is easy to visit and enjoy. Vacation properties are well-maintained, well-priced and easy to book. We offer a wide range of options such as B&B's, cottages, luxury homes and boutique hotels.
- Art is everywhere in The County, from the painters and sculptors on the 'Arts Trail' to local products.
- There's always something to do in The County, even in winter with great winter sports, events and activities too!
- The County is home to Sandbanks Provincial Park which is considered to be one of the best beaches in Ontario and all of Canada!
- The County has a rich marine history and facilities to support boating, fishing and sailing.

- The County is only a few hours drive from the majority of the population of both Ontario and Quebec. We are both accessible and affordable!



2.5 What Do We Want Our Target To Know? (Continued)

Prospective Businesses

- The County is welcoming of new business; with support from business associations and a strong Chamber of Commerce.
- There is a strong sense of community with many smaller family and generational businesses continuing to operate successfully.
- Much of The County's workforce is employed in the service sector rather than in agriculture or manufacturing despite our rural location.
- The County supports a wide variety of businesses including manufacturing, biotechnology, agriculture, tourism, retail and a diverse "footloose" industry; there is excellent access to professional services.
- The County offers a great deal of support to businesses and entrepreneurs; the development process has been streamlined into a one-window approvals process to aid developers.
- Nearby educational institutions, local educational partnerships and a sizable area workforce mean finding the right employees isn't difficult in The County.
- The County strongly supports new and alternative business ideas, and innovation.

Prospective Residents

- There is a strong sense of community and volunteerism in The County.
- Property in The County is quite affordable compared to urban settings.
- The County is a place where "everybody knows your name"... in a good way.
- The County is safe and secure.
- The County is a great place to raise a family to work or to retire.
- There's something for everyone here with the common threads of community, nature, culture and authenticity woven through them all.
- There's something going on every day and night in The County - all year round.
- The County provides the benefits of small town living with access to amenities just a short drive away.

2.6 What Do We Want Our Target To Do?

- We want to get people here to visit and see all that The County has to offer.
- We want potential residents to experience The County from the perspective of living here.
- We want our visitors to tell their friends about their unique and wonderful County experiences.



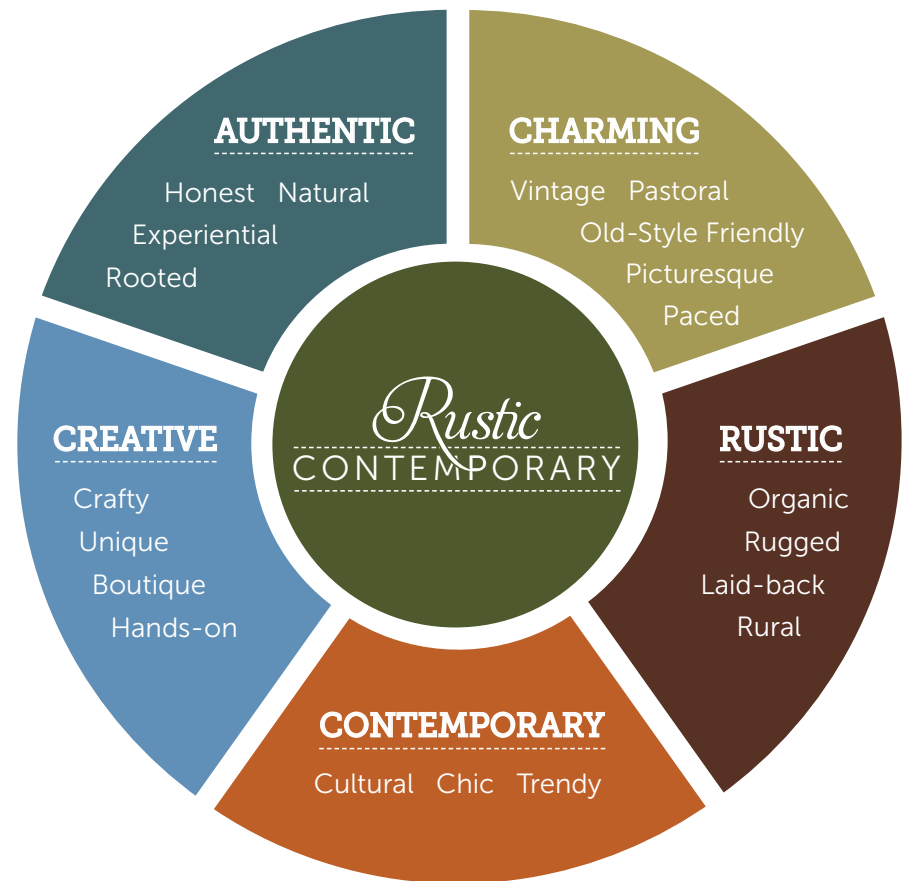
- We want people to consider relocating here to raise their families, work in a more laid-back/human setting or to retire.
- We want people to recognize that rural life coupled with the quality of place in The County can provide them with a more relaxed and fulfilling lifestyle.
- We want people to associate “The County” with a unique and alluring feeling – something that is accessible to anyone but unattainable anywhere else.
- We want people to become excited at the thought of being able to live and work in a place they considered a vacation retreat.
- We want entrepreneurs, businesspersons and developers to recognize the untapped potential of The County and the benefits of investing in this burgeoning destination.
- We want current residents to take pride in their community and to embrace the changing nature of The County’s population and economy.

2.7 Brand Attributes

Brand attributes are words that help describe the essence of who The County is. We use these words and phrases to reinforce what we know to be true about The County, and help to understand the essence of our brand character.

The County should be identified as “rustic contemporary”. On one hand, the community is “rustic” because of its agricultural roots, unfinished look and authentic nature. On the other hand, we have the “contemporary” County that takes pride in its culinary experiences, artistic expression, viticultural success and boutique shopping. The root of “contemporary” is founded by “rustic”. In other words, as urban adventure-seekers live and visit The County for its contemporary experiences, they are drawn in and intrigued by its rural assets and simplistic way of life. We believe “rustic contemporary” is a way of life in The County.

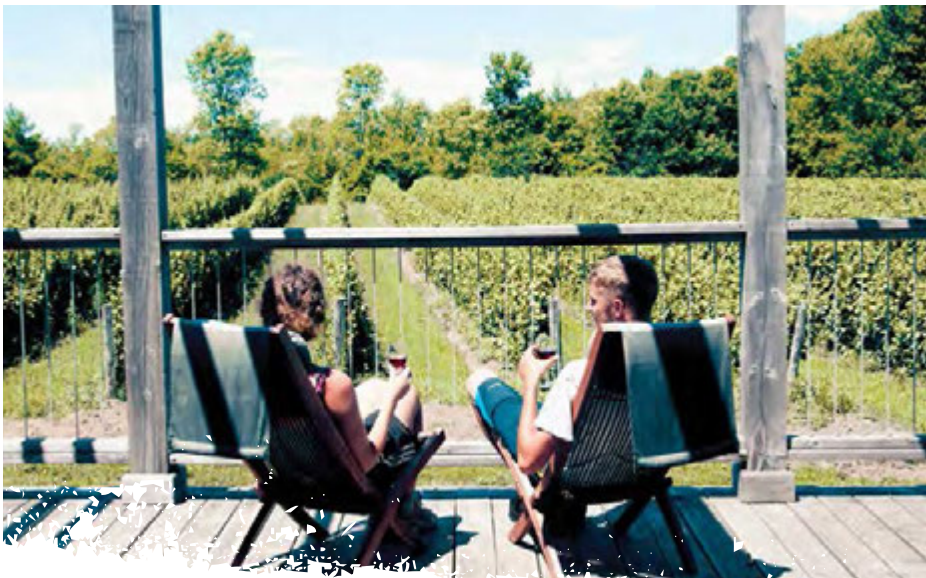
The County brand attributes of “rustic contemporary” are complimented by the supporting following adjectives:



2.8 Brand Communication

Putting “The County” Into Words

The Prince Edward County brand can be brought to life using imagery, patterns, logos, typography, and perhaps most importantly, messaging and tone. When describing The County in words, it’s important to use a warm, friendly and inviting tone of voice that supports the essence of the brand.



Bringing “The County” to Life through Words

a) “The County” vs. “Prince Edward County”

Locals have lovingly referred to “Prince Edward County” as “The County” for decades. It’s a key part of the local vocabulary, and “The County” is even a trademarked term that is owned by the municipality. When introducing Prince Edward County in any written communication, the full name “Prince Edward County” should precede any reference to “The County”. After using “Prince Edward County” once within the same article, “The County” can be used for any further reference to PEC.

b) “The Corporation of the County of Prince Edward” / “The County of Prince Edward”

Use of “The Corporation of the County of Prince Edward” and “The County of Prince Edward” is reserved for official municipal business as a corporate entity and should not be used for promotion of The County brand.

2.8 Brand Communication (Continued)

c) Example Conversational / Narrative /

Tone to Describe The County

When describing The County, use a friendly, welcoming and informal tone, using plain language. Technical jargon should be avoided. Here are some examples of how to (and how not to) promote The County in print:

NO: Sandbanks Provincial Park, which is situated on Lake Ontario in Prince Edward County, has the world's largest baymouth barrier dune formation.

YES: Home to Sandbanks Provincial Park, Prince Edward County has the world's largest natural formation of sand dunes!

NO: There are nearly 40 wineries in Prince Edward County. The wine sector thrives due to the limestone and natural minerality contained in the soil. There are excellent restaurants, events, and galleries and studios to explore in Prince Edward County.

YES: Not a beach person? Check out The County's wineries, farm-to-table restaurants and art galleries and studios. While you're at it, take in a concert or play or a signature County event.

NO: We encourage you to visit Prince Edward County.

YES: Come see for yourself what makes The County so special!

Narrative:

There is something about Prince Edward County that you can't quite put your finger on. Our progressively-traditional roots, and rustic-contemporary vibe, come together to create a unique and undeniable charm that often boils down to simply being 'accidentally awesome' or having that 'je ne sais quoi'. Whether you're into food, wine, the great outdoors, the beach, art, theatre, artisan products, camping or just a relaxing getaway, The County, as it is lovingly referred to, has something for everyone.

Located on the shores of Lake Ontario, The County is a short drive and easy getaway from the hustle and bustle of Toronto, Ottawa and Montreal. We embrace local and we take an immense amount of pride in the fruits of our labour, whether it's a glass of local wine, a farm-to-table culinary experience, or an artistic creation. Speaking of pride, The County is proudly one of the top 10 gay-friendly locations in Ontario! Characterized by authenticity, The County always has been, and always will be a friendly, rural community defined by our people, bursting creative talent and understated realism.

2.8 Brand Communication (Continued)

d) Copy Points for use in PR, web copy, travel guides, advertorial and all marketing materials:

- Come see for yourself what makes The County so special!
- Art is everywhere in The County - from the painters and sculptors on the Arts Trail, to the studios and galleries in repurposed barns.
- The County - Contrasting, creative, real.
- Rustic contemporary is the Prince Edward County way of life.
- Live amid the charm, creativity and entrepreneurial spirit that makes up Prince Edward County. Seek a new way of life that's authentic, understated and real.
- The County - Eat, drink, create, explore.
- From locally-grown foods, vineyards, beaches, artisans and outdoor adventures, visit Prince Edward County. Ontario's best kept secret.
- The County is about warm hospitality, rich traditions, pastoral landscapes and friendly, laid-back small towns.
- Home to Sandbanks Provincial Park, The County has the world's largest natural formation of sand dunes.
- With over one million planted vines and nearly 40 wineries, The County is one of Canada's largest wine regions.
- Coined as the Gastronomic Capital of Ontario, The County is a rural hotspot for restaurants and farm-to-table food, wine, cider and spirits.

For more information on how to bring The County to life in writing, contact:

The Prince Edward County Communications Office
613.476.2148 ext. 224
communications@pecounty.on.ca

2.9 The County Logo

The official Prince Edward County logo is an emblematic representation of The County's brand and is highly instrumental in how the region is recognized and perceived by its internal and external audiences. The primary logo is comprised of two main design elements, including the illustration and wording. It is vital to be consistent with this application and never to display the logo in configurations other than those shown in this manual.



In every application, the logo must be displayed prominently and legibly, and in accordance with the following guidelines:

1. Use only the logos provided in conjunction with the brand manual, without modification, rotation or simulation;
2. To preserve the integrity of the logo, it must not be combined with other elements to create a new symbol or image;
3. To protect the integrity, legibility and impact, do not reproduce at sizes smaller or without the proper protective space than the recommendation amounts outlined in this manual;
4. Apply the logo to all websites, publications, advertisements, presentation materials, marketing collateral and business stationery (both print and electronic);
5. Use the logo only once per surface, page or web page.

3.0

The County™ Branding Guidelines

Using the Identity System

This section includes the visual standards for using, placing, and supporting the logo correctly.

- > 3.1 Logo Variations
- > 3.2 Placing the Logo
- > 3.3 Logo Usage Guidelines
- > 3.4 Unacceptable Alterations
- > 3.5 Logo File Formats and Naming Convention
- > 3.6 Colours
- > 3.7 Typography
- > 3.8 Supporting Graphics

3.1 Logo Variations

Primary Vertical

The County logo exists in three variations. Each variation can be utilized depending on the area in which it is being displayed.

With the Primary Vertical version, the illustration is stacked above “The County” wording. This variation is ideal for placing on spaces which are more tall than they are wide and/or in square proportions.

These variations of the logo are available as scalable vector artwork (EPS), as well as high/low quality pixel files (TIFF, JPG, PNG).

These variations of the logo are provided in varied colour profiles including PMS (Pantone Matching System), CMYK, and RGB.



Positive Colour Logo

Use the 4-colour CMYK positive logo whenever possible. This logo is intended for use on a white (positive) coloured background.



Positive Black Logo

Use this version when for instances where technical or colour limitations prevent the use of the primary colour version.



Reversed Colour and White Logo

Use the 4-colour CMYK positive logo whenever possible. It is acceptable to display the logo on other background colours, as long as the legibility of the elements are not compromised. Never place the logo on a background where there is not enough contrast or too much clutter is present. Use the white logo version when reproduction issues may arise with the colour logo.

3.1 Logo Variations (Continued)

Primary Horizontal

With the Primary Horizontal version, the illustration is displayed to the left of “The County” wording. This variation is ideal for placing on spaces which are more wide than tall.

These variations of the logo are provided as scalable vector artwork (EPS), as well as high/low quality pixel files (TIFF, JPG, PNG).

These variations of the logo are provided in varied colour profiles including PMS (Pantone Matching System), CMYK, and RGB.



Positive Colour Logo

Use the 4-colour CMYK positive logo whenever possible. This logo is intended for use on a white (positive) coloured background.



Positive Black Logo

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Reversed Colour and White Logo

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3.1 Logo Variations (Continued)

Icon Only

Unless otherwise approved by Corporate Communications, an avatar on a social media page or a watermark ([Section 3.8](#)) is the only approved instance where the graphical element can be used without “The County” wording.

When using the reversed colour and white variations, the logo should only be placed on other background colours that maintain the adequate contrast, and in an area that supports the minimum recommended protective space rules ([Section 3.3](#)).

These variations of the logo are provided as scalable vector artwork (EPS), as well as high/low quality pixel files (TIFF, JPG, PNG).

These variations of the logo are provided in varied colour profiles including PMS (Pantone Matching System), CMYK, and RGB.



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3.1 Logo Variations (Continued)

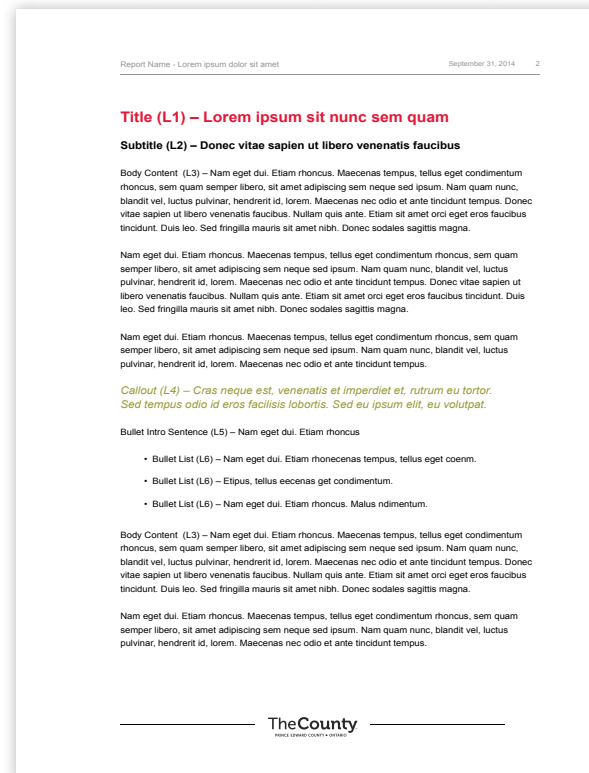
Supporting Wordmark

Certain circumstance exist where it is acceptable to use the Supporting Wordmark:

- The rule to this is that if using the Supporting Wordmark, the Primary logo must have preceded this version in at least one instance.
- In most instances, the use of the Supporting Wordmark is most suitable for, but not limited to, multi-page documents or presentations. It’s recommended placement is within a header or footer as an identifier of a municipal document.

This variations of the logo is provided as scalable vector artwork (EPS), as well as high/ low quality pixel files (TIFF, JPG, PNG).

These variations of the logo are provided in black only.



Example

Report Template Secondary Page

As shown, the Supporting Wordmark is utilized in this multi-page report template. This logo version is ideal in this Report Template as the primary logo was clearly displayed on the front cover of the report.

3.1 Logo Variations (Continued)

External Wordmark

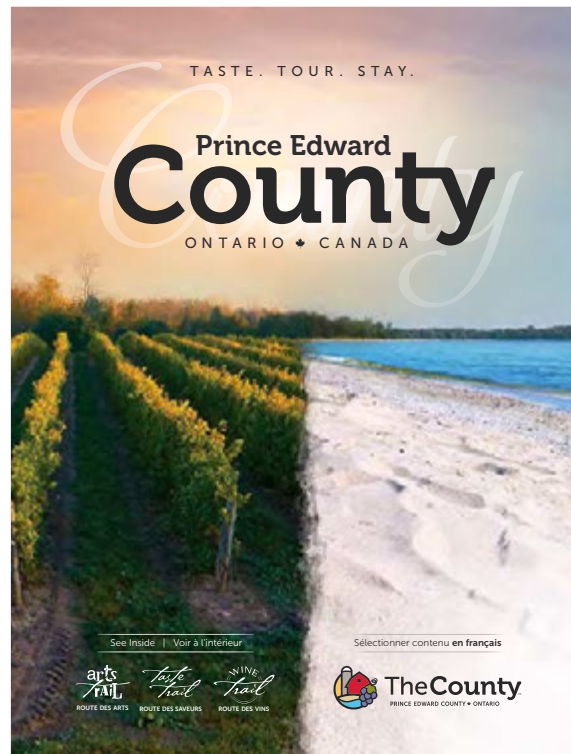
When promoting the brand to an external market outside of the catchment area of Prince Edward County, the wording “The County” is not literal enough for consumers to make the connection to which “County” it is. Therefore, it is acceptable to use the External Wordmark to compliment the logo to ensure the message is clearly understood.

In presenting The County logo, use this logo version as a subsidiary element and utilize the External Wordmark version as the primary. If the External Wordmark is being used on any written surface, a primary logo (with illustration) must be displayed on the same surface.

This variations of the logo is provided as scalable vector artwork (EPS), as well as high/low quality pixel files (TIFF, JPG, PNG).

These variations of the logo are provided in black only.

Prince Edward
County
ONTARIO • CANADA



Example

Tourism Travel Guide

As shown, this travel guide was distributed to a large geographic area and promoted to those unfamiliar with The County. The cover of the guide clearly features the External Wordmark as the predominant title allowing for the geographic area to be showcased, while still displaying the primary logo in the bottom right corner. The partnership between these two logos allow for the formal name of “Prince Edward County” to be displayed while introducing the signature term “The County” to external audiences. It also avoids the need to use the Primary Logo large on any given page.

3.2 Placing the Logo

Colour Backgrounds

Here are examples of the correct way to place The County Logo on a variety of background colours. It is important to have adequate contrast between the mark and the background for optimal visibility.

When placing the logo on a light colour background, such as the left column of examples utilize the variations intended for positive backgrounds (marked _Pos in the file formats).

When placing the logo on a dark coloured background (shown in the right-hand column on this page), use logo version marked _Rev in the file formats.

Additional colour backgrounds are available. See [Section 3.3](#)



White
C0 M0 Y0 K0



Light Beige Palette
PMS 468C - C6 M13 Y41 K4 25 to 5 %



Light Brown Palette
PMS 401 - C10 M11 Y17 K27 100 to 5 %



Yellow Palette
PMS 142 - C0 M24 Y78 K0 100 to 5 %



White
C0 M0 Y0 K0



Dark Grey Palette
PMS 426 - C0 M0 Y0 K95 100 to 85 %



Dark Grey Palette
PMS 426 - C0 M0 Y0 K95 100 to 85 %



Red Palette
PMS 186 - C2 M100 Y85 K6 100 %



Green Palette
PMS 384 - C26 M4 Y99 K35 100 %



Blue Palette
PMS 7454 - C65 M35 Y14 K0 100 %

3.2 Placing the Logo (Continued)

Picture/Texture Backgrounds

Here are examples of the correct way to place The County logo on a variety of picture and texture backgrounds. It is important to have adequate contrast between the mark and the background for optimal visibility.

When using the logo on a photograph, ensure it is placed on a part of the image that is free from clutter. The logo should only be placed on images that maintain the adequate contrast, and an area that supports the minimum recommended protective space rules ([Section 3.3](#)).

Use of the positive coloured logo on pictures and textures is acceptable as long as the colour density of the background colour is no greater than 30%. Use of the reversed colour logo on pictures and textures is acceptable as long as the colour density of the background colour is no less than 75%.



When placing The County logo on textures, source examples that embody a rustic and worn impression, such as aged wood or paper.

DO NOT place the logo on a background that reduces the legibility.



3.3 Logo Usage Guidelines

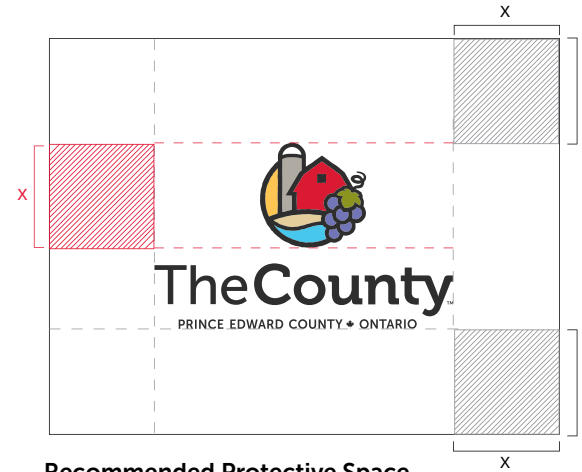
Protective Space Guidelines

Always maintain adequate protective space around The County logo to maintain visual clarity and to provide maximum impact. The following two guidelines are in place for protective space allowance. The first is the recommended protective space amount. The second is the minimum amount.

Recommended Protective Space

The recommended protective space is **X**; where **X** is equal to the height of the **icon**. This space is required around all sides of the logo. This applies to positioning around graphic elements, as well as from background field edges, trim and rules.

See next page for Minimum Protective Space.



Recommended Protective Space



Recommended Protective Space

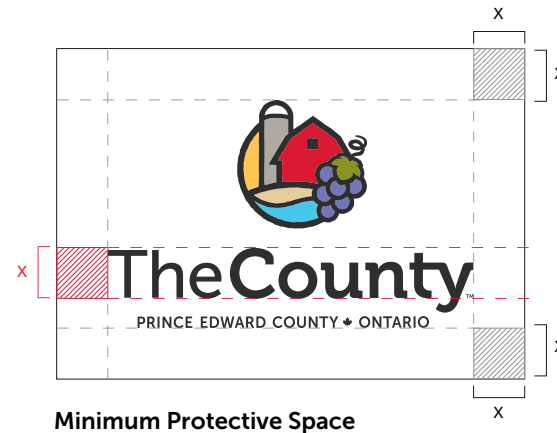
3.3 Logo Usage Guidelines (Continued)

Protective Space Guidelines

Minimum Protective Space

There will be instances where the recommended protective space cannot be achieved. In situations where there are space restrictions due to other elements or document sizes, the minimum protective space can be used. The minimum protective space is **X**, where **X** is equal to the height of the letter “C” in the word “County”. This space is required around all sides of the logo. This applies to positioning around graphic elements, as well as from background field edges, trim and rules.

See previous page for [Recommended Protective Space](#).



3.3 Logo Usage Guidelines (Continued)

Minimum Logo Size

Maintaining the legibility and the integrity of The County logo is very important, regardless of what the application is or the manner in which it is reproduced. Be sure that when determining the size of the logo that its legibility and integrity are not compromised.

Specific minimum sizing has been established for print applications as well as digital applications. Always maintain the lock-up's aspect ratio when scaling, regardless of the application.

Print Applications



Primary Vertical Logo

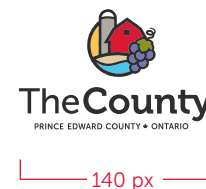
Minimum size of 1" width.



Primary Horizontal Logo

Minimum size of 1.25" width.

Digital Applications



Primary Vertical Logo

Minimum size of 140 pixels width @ 72dpi.



Primary Horizontal Logo

Minimum size of 185 pixels width @ 72dpi.

3.4 Unacceptable Alterations

Consistent application of The County logo is essential to building and maintaining brand recognition. The logo should never be altered or redrawn in any way and only approved digital artwork should be used for reproduction purposes. While not an exhaustive list, these examples illustrate some incorrect uses and deviations to avoid.



DO NOT change the colour of any elements in the logo.



DO NOT change the logo's proportion.



DO NOT add drop shadows or other effects to the logo.



DO NOT change the proportion of any one element.



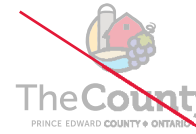
DO NOT rotate the logo.



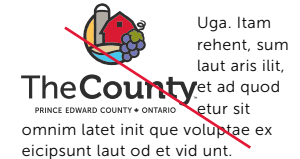
DO NOT apply a stroke around the logo.



DO NOT add .ca to the end of the logo.



DO NOT use the logo at a percentage of the logo colour.



DO NOT place close to text; see 3.3 for space requirements.



DO NOT use in a holding box or other shape.



DO NOT place on a background that reduces the legibility.



DO NOT use any colour other than white when knocking out of a solid colour background.

3.5 Logo File Formats and Naming Convention

The County has created a wide and comprehensive variety of logo formats. For best reproduction results, it is important that the appropriate file format be utilized. If a file format is needed that is not represented, contact the Corporate Communications Department ([Section 1.2](#)).

A specific file naming convention has been established to ensure ease in locating and utilizing the correct logo variation needed. To use, simply pair one item from each column to formulate the desired file variation.

Vector Files: EPS

EPS format allows high-quality print reproduction. EPS files can be scaled to any size without sacrificing image quality. You may use these files in page layout and graphics programs for print projects. Additionally, EPS format files may also be used to create files in any of the other image formats at exactly the sizes required.

TIF

TIFs can be used when a variable size is not necessary for print. TIFs have been provided with a transparent background, and should never be scaled or enlarged.

JPEG

JPEGs are intended for screen or email use. These should be used in smaller sizes. JPEGs should not be used for print. JPEGs do not have a transparent background.

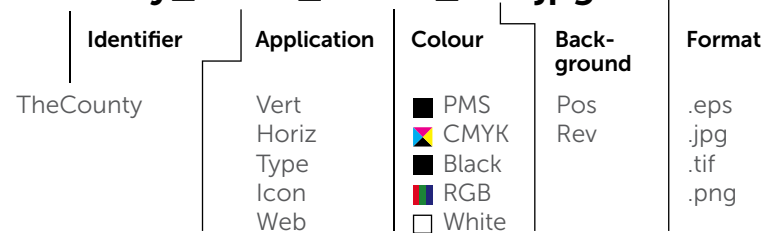
PNG

PNGs are for screen use only. PNGs do have a transparent background and can be scaled down.

Note: JPEG, .TIFF and .PNG logo versions will lose dpi resolution quality if the logo is increased in size. To maintain a resolution quality of 300dpi for print production purposes, it is recommended that the .EPS version be used.

File Naming Convention

TheCounty_Horiz_CMYK_Pos.jpg



3.6 Colours

Colours are integral to The County’s visual identity and maintaining consistency is essential.

The County’s primary colour palette consists of a range of vibrant colours creating a contemporary feel all sourced from use in the logo.

The accent colour palette consists of additional tones, less saturated in colour and compliments the contemporary logo palette with a more rustic feel. Selected to complement and expand on the primary colour palette, these colours play a supporting role through their use in backgrounds, titles, charts, graphs and so forth.

Colour combinations should be carefully considered and ideally similar tones are best paired together, such as greens including PMS 384 with PMS 5753 and PMS 618. Ensure no more than four colours are used together at any one time (excluding The County logo). To add flexibility the colours may be tinted to 25%, 50% and 75% with the exception of PMS 186 red.

Primary Colour Palette



PMS 426C
C0 M0 Y0 K95
R51 G49 B50



PMS 186C
C2 M100 Y85 K6
R200 G16 B46



PMS 2985C
C60 M0 Y3 K0
R91 G194 B231



PMS 272C
C61 M56 Y0 K0
R116 G116 B193



PMS 384C
C26 M4 Y99 K35
R148 G147 B0



PMS 142C
C0 M24 Y78 K0
R241 G190 B72



PMS 401C
C10 M11 Y17 K27
R175 G169 B160



PMS 468C
C6 M13 Y41 K4
R221 G203 B164

Accent Colour Palette



PMS 7454C
C62 M22 Y4 K11
R85 G127 B166



PMS 7477C
C79 M46 Y47 K18
R70 G104 B112



PMS 5753C
C65 M44 Y100 K35
R76 G94 B31



PMS 618C
C40 M32 Y87 K0
R165 G165 B68



PMS 5195C
C58 M59 Y45 K20
R114 G96 B104



Warm Grey 9C
C49 M43 Y58 K12
R137 G131 B107



PMS 4695C
C42 M74 Y81 K53
R89 G50 B35



PMS 471C
C21 M70 Y100 K8
R188 G98 B37

To ensure the consistency of our visual identity, specifications for each colour are provided for use in print and web applications. Please note that screen and laser-printer colour is not necessarily an accurate representation of actual colours due to variances in monitor and printer calibrations.

- Pantone Matching System (PMS) colours and CMYK values are provided for print applications.
- RGB values are provided for web applications.

3.7 Typography

The County's Corporate fonts have been selected to provide clarity and legibility, distinctiveness, and also to reflect the tones and emotions associated with its story. These fonts shown below.

Primary Typefaces

Museo

Museo Sans

Accent Typeface

Museo Slab

Default Typeface

Arial

The typography within The County logo and wordmark is a customized solution and should never be altered, replicated or rebuilt.

Museo 700 - AbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVv

Museo 500 - AbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVv

Museo 300 - AbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVv

Contained within The County logo, Museo 700 is used to typeset the word "County". The varying weights of Museo can be used in all caps for bold short headlines, or in sentence case, for longer, friendly headers. It is for display and advertising purposes and not for text/body copy.

Museo Sans 700 - AbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUu

Museo Sans 500 - AbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUu

Museo Sans 300 - AbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUu

Contained within The County logo, Museo Sans 500 is used to typeset the word "The". The varying weights of Museo Sans can be used for all short headlines and is ideal for extended amounts of text/body copy.

Museo Slab 500 - AbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTt

This font is used only as a header or tagline font. It is for display and advertising purposes and not for text/body copy.

Arial - AbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

The Arial typeface may be used for internally produced documents, forms, reports and web-based initiatives due to its widespread availability. Variations such as italicized and bold are acceptable for adding selective graphic punch to the document. However, be aware of accessibility implications. When Museo is unavailable, the Arial typeface may also be used in externally produced communications.

3.7 Typography (Continued)

Font Sizes

Standard corporate font sizes will be used whenever possible for internally produced documents, forms, reports and web-based initiatives. Using a consistent corporate font size will both improve the accessibility of municipal documents, and enhance the consistency of The County's visual identity.

Standard corporate font sizes:

Arial 11pt

The County's standard for the body of documents

Arial 13pt

The County's standard for titles/headings

Arial 15pt

The County's standard for large print

It is understood that from time to time, larger or smaller font sizes will be required for certain documents or publications. Regardless of the original font and format, all documents must be made available in alternate formats as necessary.

3.8 Supporting Graphics

Typography Heading Blocks

The County headings blocks use size, placement and spacing of words to express key components of the County brand in a visual dynamic way.

They are comprised of roughly three to five words which can be determined on an individual basis.

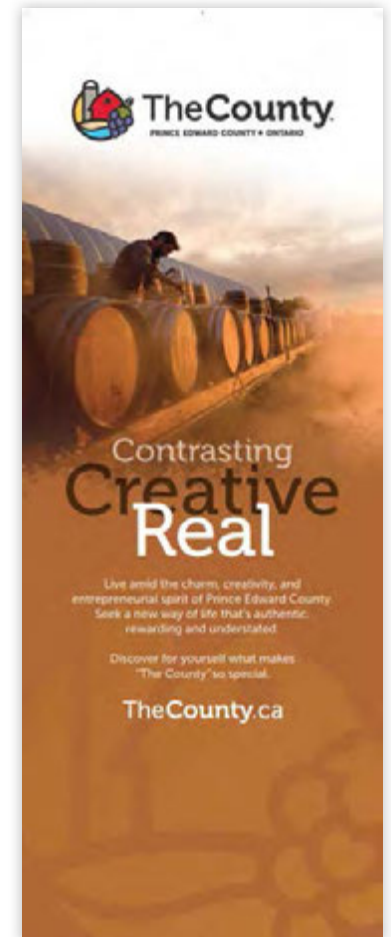
Word size is flexible and should be determined by the importance of each word within the message. Ensure all words within the message are legible. The words are typeset in varying widths of the Museo font family.

The colour palettes for each heading block is adjustable, however, it is recommended that a monochromatic (similar tones) palette be used. The heading blocks are used most effectively when reversed in white on a dark coloured background.

Tour Taste
Explore
Unwind

Contrasting
Creative
Real

Example
Pull-Up Banner



3.8 Supporting Graphics (Continued)

Watermarks

The use of a watermark of The County icon is an approved graphic solution to add visual interest to marketing materials. It should be used in moderation and never be used on the materials surface more than once per page.

An ideal percentage opacity for the watermark is 10-20%. It is best used in light grey for positive backgrounds, and reversed white for dark backgrounds. In some instances the watermark can be offset the the page.



Example
Facebook Profile Page



3.8 Supporting Graphics (Continued)

Rustic Textures

In order to achieve the proper balance of the brand character, accents of rustic touches are incorporated as support graphics.

Best examples of rustic touches include:

- Worn/rough edging
- Aged textures such as worn paper, old wood, and rough paint



Brand Applications

Here you can see, at a glance, how all the visual elements described come together to form standard branded materials.

The following section brings together some examples of applying the basic elements together within applications:

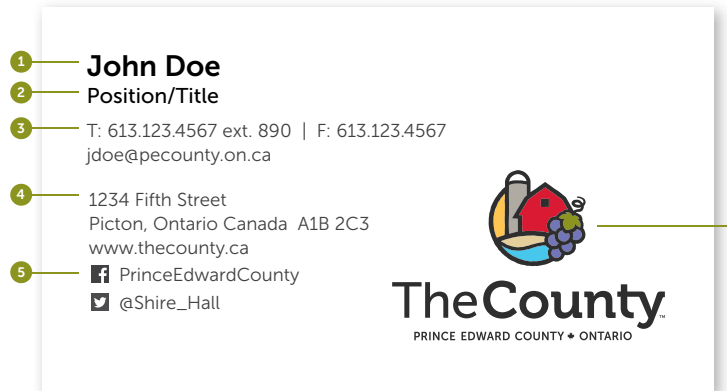
- > 4.1 Business Cards
- > 4.2 Letterhead
- > 4.3 Envelopes
- > 4.4 Advertising
- > 4.5 Display Advertising
- > 4.6 Newsletter
- > 4.7 Electronic Communications
- > 4.8 Apparel
- > 4.9 Vehicle Identification

4.1 Business Cards

The business card template contains the following information:

- Name
- Job Title(s)
- Primary Telephone
- Facsimile
- Email Address
- Office or Department Location
- Web Page
- Social Media Profiles
- Primary Vertical Logo

Templates for the all stationary are managed, produced and regulated internally through the Corporate Communications Department. To acquire stationery, contact 613.476.2148 ext. 224 or email communications@pecounty.on.ca to issue an order request.



1. **Individual name**
2. **Position/title**
3. **Contacts:** The business telephone number is preceded by "T:", followed by "ext." (extension number), "F:" (facsimile number), followed by business email address.
4. **Address:**
 - The suite number is given as a simple number followed by the building name
 - Commas separate city town and province with no commas used before the postal code
 - Double spaces are used between the country and the postal code
 - Web page includes the www.
5. **Social Media:** Icons are placed to the left with the profile names to the right, where applicable.
6. **Additional Visuals:** The Icon Only Reversed White logo with 20% opacity is placed in the bottom right hand corner of the back of the card. The background colour is PMS 384C "green".
7. **Logo:** Primary vertical colour placed in the lower right scaled to 0.9"h.

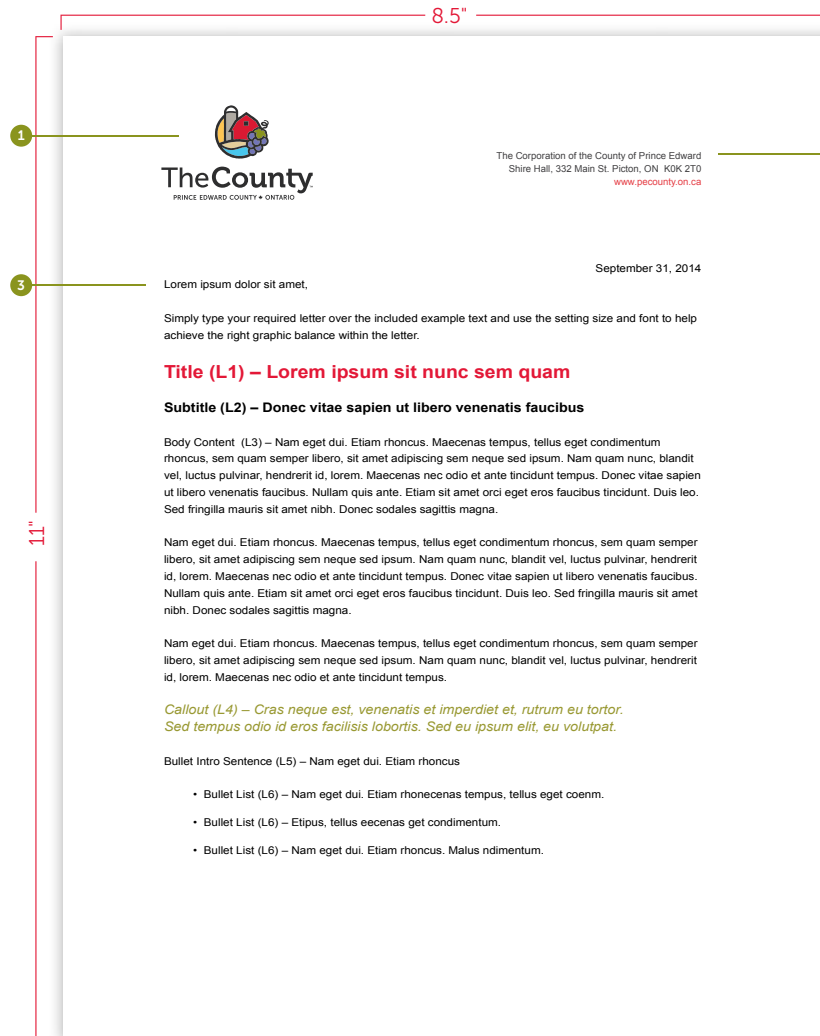
4.2 Letterhead

General Letterhead

The general letterhead is to be utilized in instances when a general situation when the communication message is not specific to a certain department or the Office of the Mayor. This template contains the following information:

- Primary Horizontal Logo
- Office Address
- Web Page

Templates for the all stationery are managed, produced and regulated internally through the Corporate Communications Department. To acquire stationery documentation, contact 613.476.2148 ext. 224 or email communications@pecounty.on.ca to issue an order request.



1. **Logo:** Primary horizontal colour placed in the top left scaled to 0.5”h x 2”w.
2. **Address:** 10pt font
 - “The Corporation of the County of Prince Edward”, followed by the address
 - Commas separate town and province with no commas used before the postal code
 - Double spaces are used between the province and the postal code
 - Web page includes the www. and is shown in red
3. **Template:** Design standards including margins, styles sheets, colours, and typography have been established and are available for use when including written content.

4.2 Letterhead

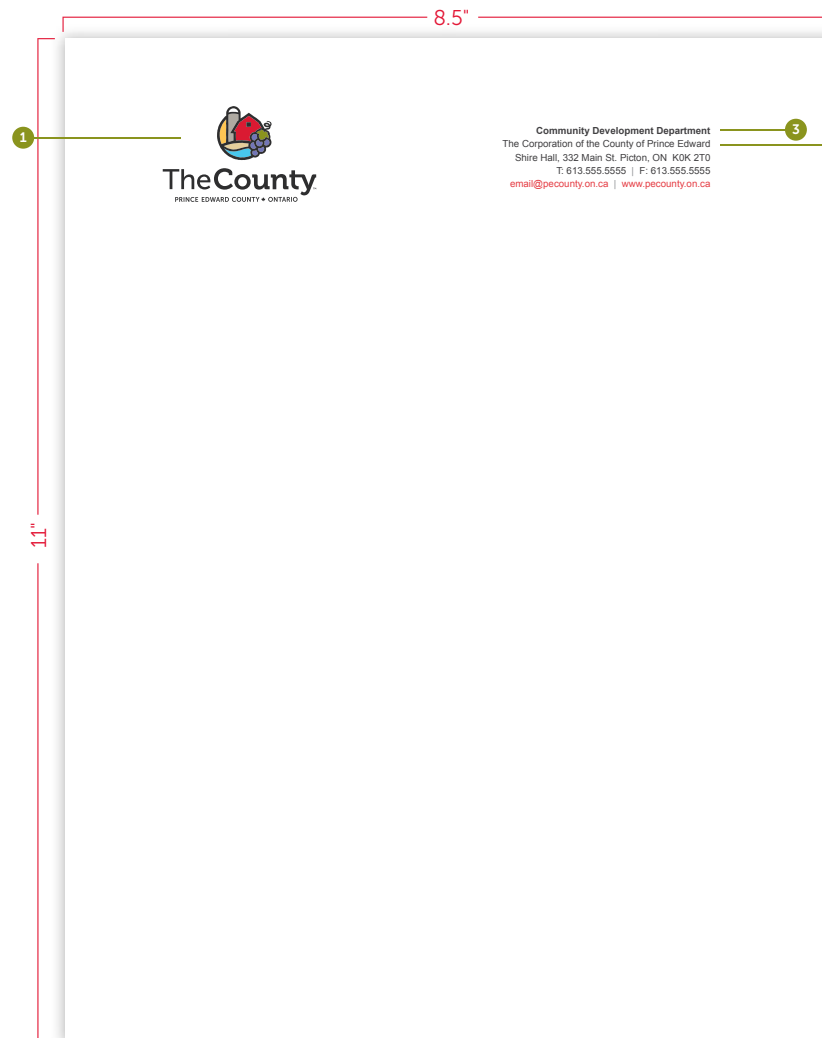
Department Letterhead

The department letterhead is to be utilized for communication materials produced for internal municipal departments. This template contains the following information:

- Primary Horizontal Logo
- Office or Department Location
- Web Page
- From the Department of, Plus Descriptor
- Primary Telephone
- Facsimile
- Email Address

Templates for the all stationery are managed, produced and regulated internally through the Corporate Communications Department.

To acquire stationery documentation, contact 613.476.2148 ext. 224 or email communications@pecounty.on.ca to issue an order request.



1. **Logo:** Primary horizontal colour placed in the top left scaled to 0.5”h x 2”w.
2. **Address:** See general letterhead.
3. **Department Contact:** “Community Development Department”, followed by “The Corporation of the County of Prince Edward”, followed by the business telephone number is preceded by “T:”, followed by “ext.” (extension number), “F:” (facsimile number), followed by business email address shown in red.

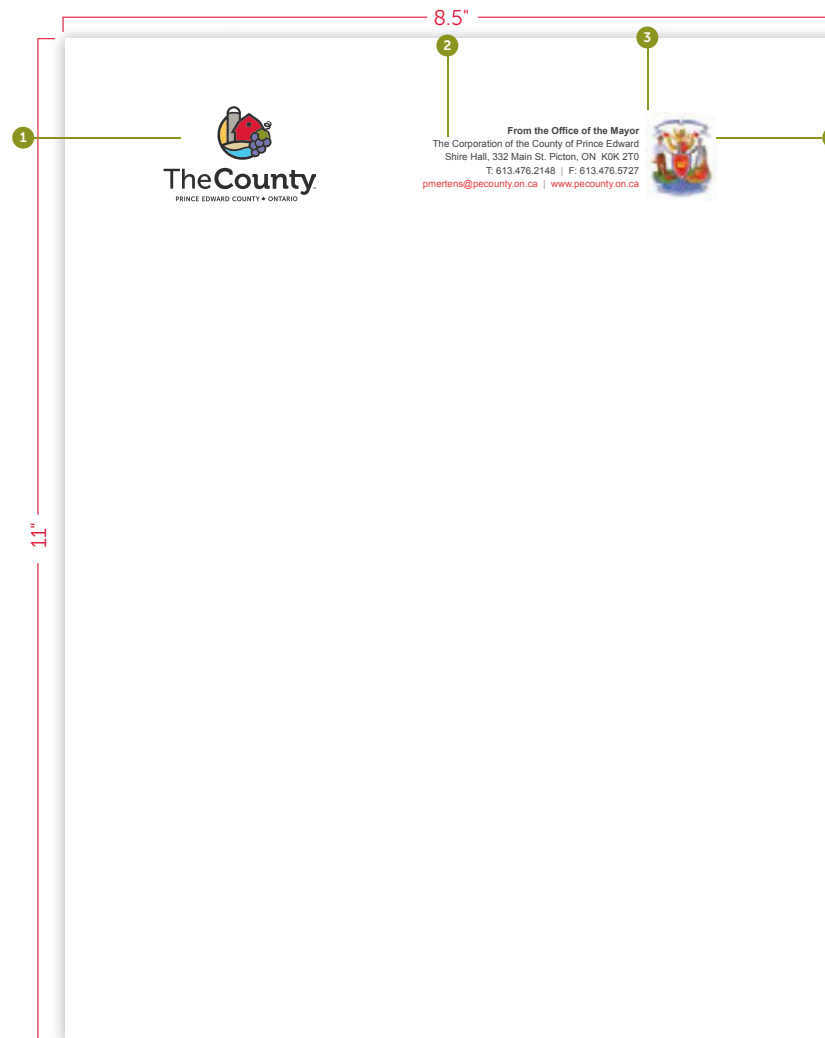
4.2 Letterhead

Office of the Mayor Letterhead

The Office of the Mayor letterhead is to be utilized exclusively for communication materials produced and distributed by the Office of the Mayor. This template contains the following information:

- Primary Horizontal Logo
- Office or Department Location
- Web Page
- From the Office of the Mayor Descriptor
- Primary Telephone
- Facsimile
- Email Address
- The Coat-of-Arms

Templates for the all stationery are managed, produced and regulated internally through the Corporate Communications Department.



1. **Logo:** Primary horizontal colour placed in the top left scaled to 0.5”h x 2”w.
2. **Address:** See general letterhead.
3. **Mayor Contact:** “From the Office of the Mayor”, followed by “The Corporation of the County of Prince Edward”, followed by the business telephone number is preceded by “T:”, followed by “ext.” (extension number), “F:” (facsimile number), followed by business email address shown in red.
4. **Official Uses of The Coat-of-Arms:**
 - Seal of the Corporation
 - Proclamations, Official Reports and other printed documents
 - Property Identification
 - Mayor’s Chain of Office
 - Mace and Flags
 - Use of the Coat-of Arms is an official symbol intended for ceremonial application
 - Use of the Coat-of-Arms on business stationery and business cards is restricted to the Mayor and Members of Council

4.3 Envelopes

The envelope templates contain the following information:

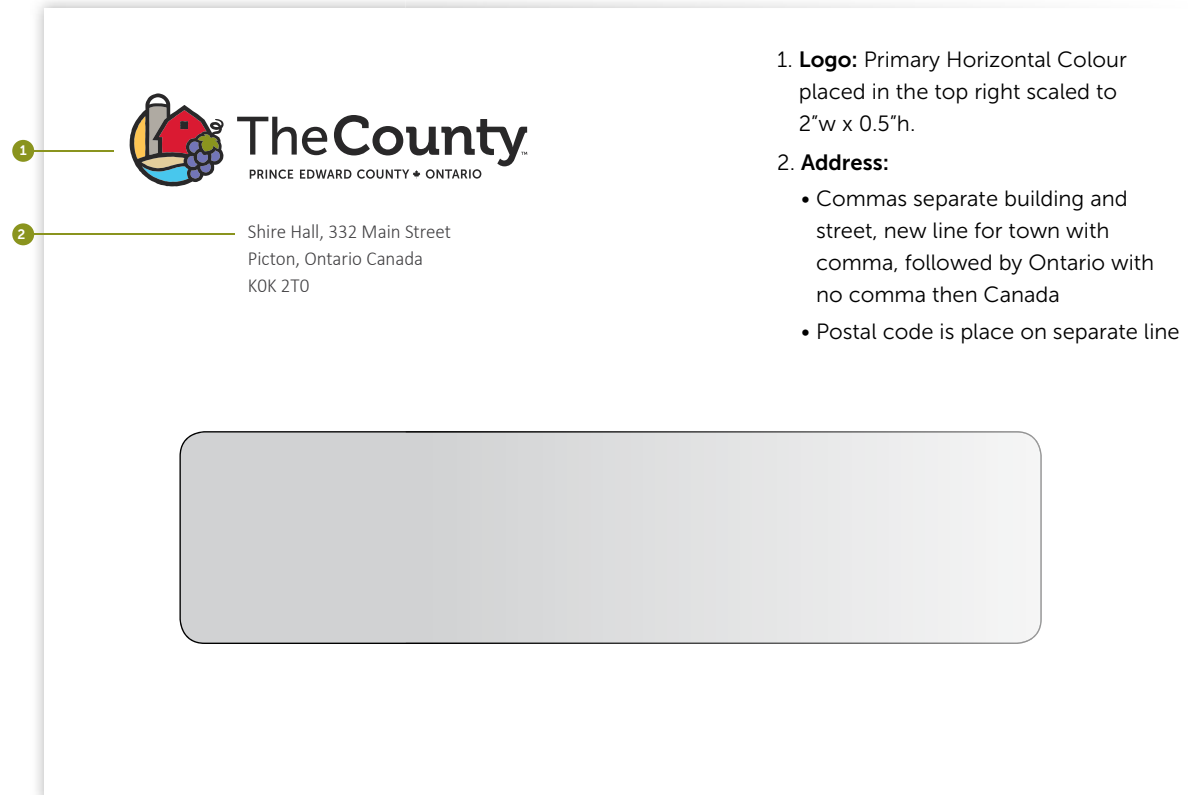
- Name
- Job Title(s)
- Primary Telephone
- Facimile
- Email Address
- Office or Department Location
- Web Page
- Social Media Profiles
- Primary Vertical Logo

Common Layout Sizes:

Commercial #10	4.125"x9.5"
Window	4.125"x9.5"
Catalogue	7.5"x10.5", 9"x12", 10"x13"

Templates for the all stationery are managed, produced and regulated internally through the Corporate Communications Department.

To acquire stationery documentation, contact 613.476.2148 ext. 224 or email communications@pecounty.on.ca to issue an order request.



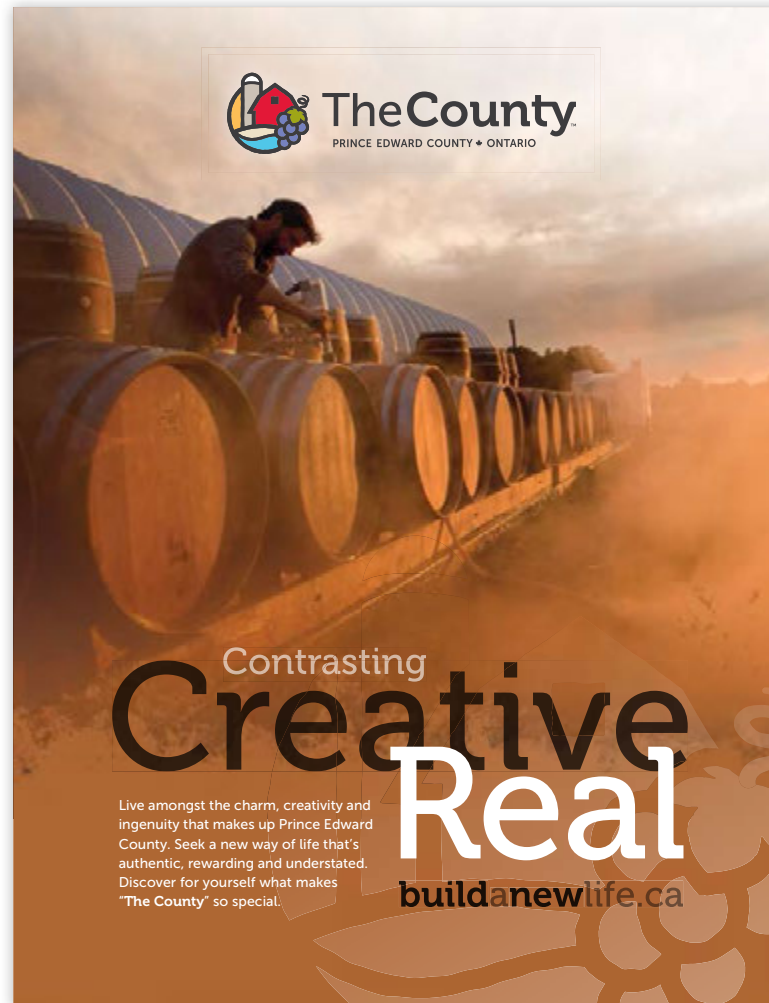
1. **Logo:** Primary Horizontal Colour placed in the top right scaled to 2" w x 0.5" h.

2. **Address:**

- Commas separate building and street, new line for town with comma, followed by Ontario with no comma then Canada
- Postal code is place on separate line

4.4 Advertising

Advertising allows The County to craft and broadcast messages that shape its reputation with prospective visitors, residents and the community. Presenting a standardized look and tone makes ads more recognizable and therefore, more effective. All external advertising purchased and/or placed by any division or department of The Corporation of the County of Prince Edward must be submitted for advance review and approval by the Corporate Communications Department. Doing so ensures consistent imagery and content. This requirement applies to external print publications such as magazines and newspapers, external websites, billboards, other signage mediums, external sponsorships, event programs, and all television and radio advertising. This requirement does not apply to recruitment advertising which is placed by Human Resources in consultation with corporate communications.

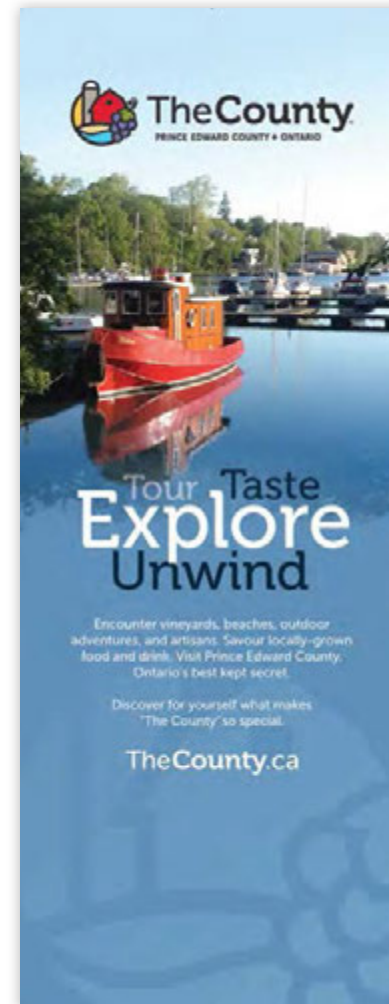
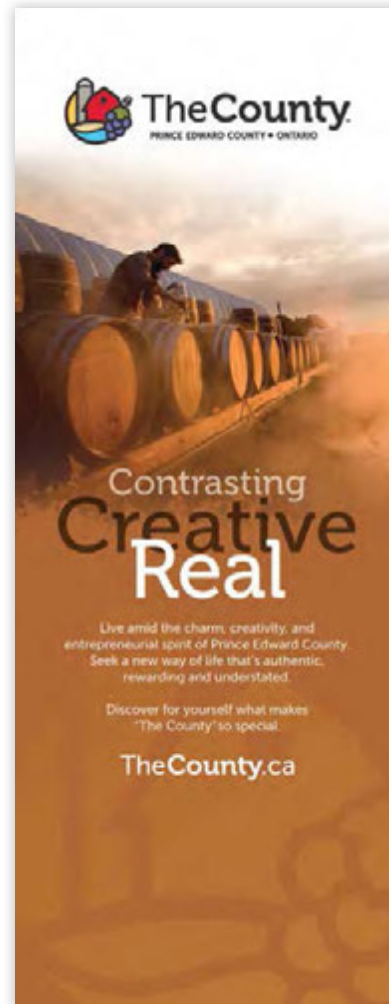


All advertising must include the following elements:

- The County primary logo
- The web address of The County, department or the specific event
- Imagery files that are a minimum of 300 dpi at the actual print size
- Graphic accents can be used to mimic the visual flair of the example with such tool as the typography heading blocks, The County colour palette and typography

4.5 Display Advertising

Similar to the guidelines outlined for advertising, display advertising (i.e. Pull-up Banners) allows for a visual presence within the community that clearly presents The County brand front and center. Primary creation of display advertising will be produced via the Corporate Communication Department. However, all external display advertising purchased and/or placed by any division or department of The County must be submitted for advance review and approval by the Corporate Communications Department. Examples includes vehicle signs, exterior/interior signs, banners, window decals, and displays used for public events/tradeshows, kiosks, etc.



All display advertising must include the following elements:

- The County primary logo
- The web address of The County, department or the specific event
- Graphic accents can be used to mimic the visual flair of the example with such tool as the typography heading blocks, The County colour palette and typography

Example
Pull-up Banners

4.6 Newsletter

The visual identity elements can be combined to create a compelling colour newsletter. This newsletter template sets the framework for consistent and professional brand consistency, while allowing full flexibility to customize messaging and written. It is available as a Microsoft Word .docx file as well as an Adobe InDesign .indd file.

The newsletter template includes multiple pages of example layouts, colour palettes, font style sheets, one, two and three column structures, and integration of photography and call-outs.



4.7 Electronic Communications


The County has a pre-established email signature template that should be used by all municipal staff. Information includes:

- Name
- Position/Title
- The Department Name
- Business Telephone and Extension
- Business Facsimile
- Business Email
- Business Address

There are standardized details that are not to be modified. These include “The County™”, webpage url, facebook & twitter hyperlinks, and the legal statement with references to ‘Acts’ italicized.

Templates for electronic communications are managed, produced and regulated internally through the Corporate Communications Department. To acquire the email signature template, contact 613.476.2148 ext. 224 or email communications@pecounty.on.ca.

Name — 1
Title — 2
 The Corporation of the County of Prince Edward
 T: 123.456.7890 ext.123 | F: 123.456.7890
name@pecounty.on.ca — 3

 **TheCounty™** — 4
 280 Picton Main Street, Picton, ON, K0K 2T0
 Mailing Address: 332 Picton Main Street, Picton, ON K0K 2T0
www.thecounty.ca | [facebook](#) | [twitter](#) — 5

This communication is intended for the addressee indicated above. The information contained in the email will be used for municipal purposes and will be managed in accordance with *The Municipal Act* and *The Municipal Freedom of Information and Protection of Privacy Act*. If you have received this in error, please notify us immediately. — 6

- 1. Name:** 12pt Arial Bold
- 2. Title:** 11pt Arial Regular
- 3. Address:** “The Corporation of the County of Prince Edward”, followed by the business telephone number is preceded by “T:”, followed by “ext.” (extension number), “F:” (facsimile number), followed by business email address shown in blue (C88 M55 Y7 K8)
- 4. Logo:** Icon only graphic, followed by “The” in 19pt Arial Regular, followed by no space and “County” in 19pt Arial Bold.
- 5. Mailing Address:** followed by the website “www.thecounty.ca”, “facebook”, and “twitter shown in blue (C88 M55 Y7 K8) and separated by a dash.
- 6. Disclaimer:** 9pt Arial Regular with reference to the “Acts” in italics

4.8 Apparel

The County apparel provides a unique opportunity to reinforce the brand image in a positive and memorable way. It is therefore critical that The County logo be tastefully and consistently applied to all items.

Give the logo plenty of space and stick with neutral colours including earth tones, blacks, whites, greys, navy and beige (as examples). In ideal situations, it may be possible to select apparel colours that reflect the primary or accent colour palettes noted in this manual.

When placing The County logo, both the primary vertical or primary horizontal can be used. There is also flexibility to use either the colour version or the black/white version. Ensure proper contrast is present when placing the logo on coloured backgrounds (refer to [Section 3.2](#)).

Acceptable areas to place the logo include: left side chest, center front, center back, and horizontally along the sleeve.

The proposed use of any graphic treatments on apparel must be reviewed and approved by the Corporate Communications Department.



Polo White



Dress White



T-Shirt Front



Polo Black



Dress Black



T-Shirt Back

4.9 Vehicle Identification

The County logo should appear in its full colour version whenever possible, on light toned vehicles. For dark vehicles the one-colour white solid version should be used (See [Section 3.2 for Placing the Logo on Background Colours](#)).

It is important to evaluate the visual contrast of a vehicle's colour to determine whether the full colour or one colour solid version should be used.

When placing The County logo, both the primary vertical/horizontal can be used.

Acceptable areas to place the logo include, either side doors, on the rear, and reversed out of rear window.

The proposed use of any special graphic treatments on vehicles must be reviewed and approved by the Corporate Communications Department.



Side-door



Rear



Photography

The County brand is dependent on good quality images that help distinguish the brand, tell its story, and ultimately draws further interest. Photography is an essential part of reflecting The County spirit and sense of place.

When choosing photography, ensure it:

- Reflects authenticity
- Delivers impact
- Captures a moment in time
- Engages the viewer
- Tells a story

5.1 Photography Overview

Subject Matter

- Experiential
- Strong sense of place
- Optimistic and warm
- Real life (not posed or staged)
- Singular subject matter per image



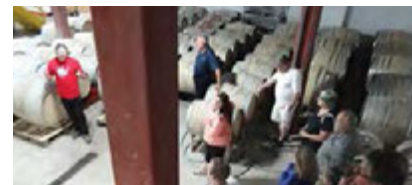
Style

- Bright tonal range
- Clear/sharp focus on subject matter
- Natural lighting (no extensive photo-retouching)
- Clean, simple areas of “white space”



Scale

- Foreground - Clearly focused on one subject matter
- Middle-ground - Clearly focused on mid-range view of an experience in action
- Background - Serves as a backdrop for the environment in which experience occurs



Cropping

- Original - Start with an appropriate foreground, middle-ground, or background image
- Cropping - Select an area that is an appropriate size for the document
- Final Image - Is focused on single subject, clutter free, and provides ample clear-space for typography



5.1 Photography Overview (Continued)

Scenery

- Picturesque nature
- Serene views
- Rustic/vintage touches
- Real life (not posed or staged)
- Singular subject matter per image



People

- Real people experiencing a moment in time
- Natural and spontaneous
- Multi-cultural and multi-generational
- Optimistic and warm



Living

- Strong sense of place
- Pride in the roots and heritage; suggesting a way of life in The County
- Be wary of using the same demographic, setting and industry too often. Diversify throughout multiple uses



The Corporate Communications Department maintains a selection of County photography. Images are available for use by internal departments as well as for external use. The Corporate Communications Department will determine appropriate use of The County images, including instances when permission of subjects in photographs is required before those images can be reproduced. For more information, contact the Corporate Communications Department at 613.476.2148 ext. 224 or email communications@pecounty.on.ca to make an order request.



The County™ Branding Guidelines

Co-Branding

The County brand is accessible by everyone including residents, visitors, business, and organizations. The intended composition of this brand was built under the pretense that the brand captures The County as a whole, not simply the municipality or key official stakeholders.

6.1 Co-Branding with a Partner

As an additional graphic added to the primary logo, a simple inclusion of a descriptor line alongside the logo will help to provide clarity and purpose to the presentation of two brands together. The available options include:

- Part of
- Supported by
- Funded by
- In Association with
- Sponsored by
- Made in

Co-branding with The County logo may only occur when a group or individual has submitted an application that outlines how they meet The County’s Co-branding requirements, and in return have received approval from The County’s Corporate Communications Department.

Those interested in co-branding with The County are asked to contact the Corporate Communications Department at 613.476.2148 ext. 224 or email communications@pecounty.on.ca to confirm eligibility and process.



Wording placed here



Special attention must be made when placing the appropriate wording in conjunction with The County logo. It is recommended that only the provided statements shown be used. The positioning of the wording must match the examples shown and reflect the same size and placement. When typesetting the wording, the Arial Regular typeface should be used. The size of the letters is equal to half the height of the letters in County (see example above).

6.1 Co-Branding with a Partner (Continued)

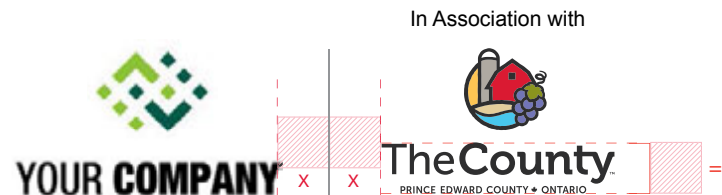
The following section establishes the relationship between the use of The County logo in conjunction with external municipal partners. Those interested in co-branding with The County are asked to contact the Corporate Communications Department at 613.476.2148 ext. 224 or email communications@pecounty.on.ca to confirm eligibility and process.

In order to graphically express the relationship between The County logo and a partner brand, co-branding standards have been established. As a general rule, if the partnership is 50/50, The County logo will appear in conjunction with the partner brand, with both logos being displayed at equal size.

Vertical Positioning



The height proportion of the branded partner logo should match to the height proportion of The County's logo. The example shown exhibits the correct vertical positioning.



The width proportion between the partner logo and the center grey key-line should be equal to "x" (same width as the size as the height of The County's type treatment). The same amount of space "x" should be placed from the grey key-line to The County logo.

6.1 Co-Branding with a Partner (Continued)

Those interested in co-branding with The County are asked to contact the Corporate Communications Department at 613.476.2148 ext. 224 or email communications@pecounty.on.ca to confirm eligibility and process.

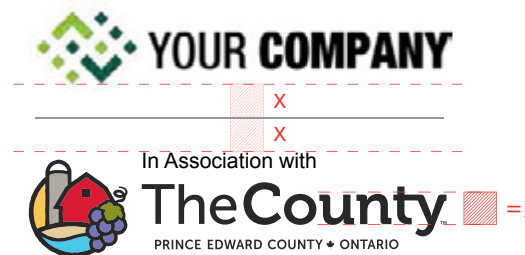
In order to graphically express the relationship between The County logo and a partner brand, co-branding standards have been established. As a general rule, if the partnership is 50/50, The County logo will appear in conjunction with the partner brand, with both logos being displayed at equal size.

Horizontal Positioning



The width proportion of the branded partner logo should match to the width proportion of The County logo.

The example shown exhibits the correct horizontal positioning.



The height proportion between the partner logo and the center grey key-line should be equal to "x" (same height as the size of The County smaller case letters). The same amount of space "x" should be placed from the grey key-line to The County logo.



REPORT TO COUNCIL TREASURY DEPARTMENT



AGENDA DATE: October 8th, 2019

SUBJECT: 2020 Capital Budget – excluding Public Services

RECOMMENDATION:

That Council provides feedback on the draft capital budget – excluding public services, for incorporation into the full budget to be tabled for Council consideration in late October.

BACKGROUND:

Attached is the draft capital budget document excluding Public Services capital projects. This initial version provides a listing for Corporate Services, Protective Services and Planning with the remaining items being presented separately on October 15th.

The items presented are in line with the target capital budget within the 10 year long range financial plan.

This draft capital budget represents the listing received from all department heads, vetted by the CAO and Treasurer, and incorporating input from committees and Council. Further, some items are driven from replacement schedules which are funded by defined reserves (e.g. Fire Equipment Reserve. As well, capital requests from the Building department are funded from its established individual reserve.

The format of the Capital budget is continuing on the changes made in 2018 to provide further information on multi-year projects. The first two columns after the description will provide the years over which the project is anticipated to take place as well as the overall estimated project cost.

Senior managers are available for any questions on the listed items.

Council is asked to provide direction at this time on whether any of the detailed capital items should be removed at this stage. A similar discussion will take place on October 15th for the remaining items incorporating Transportation, Solid Waste, Water, Recreation and Facilities.

Council's feedback on the draft capital budgets will be incorporated into the full budget document that is tabled in late October.

ATTACHMENTS

2020 Capital budget – excluding Public Services

Submitted/approved/prepared by:

Louise Fragnito, Director of Corporate Services & Treasurer

Approved by:

Neil Carbone, CAO



REPORT TO COUNCIL TREASURY DEPARTMENT



AGENDA DATE: October 8, 2019

SUBJECT: Long range financial plan update

RECOMMENDATION:

This report is for information only.

BACKGROUND:

At the September 10th Council Meeting, the budget direction report included an update on the long range financial plan to 2029.

From the feedback received from Council and staff recommendations, the long range financial plan has been updated as follows:

- The second senior's housing project has been removed and the upfront Township cost for the one senior's housing project of \$1.3 million has been added in the mortgage cost for the project.
- Renaming of Library to a "growth-related community facility".
- The administration building value has been reduced from \$2.75 million to \$2 million
- Keeley renovations have been reduced from \$1.5 million to \$1 million.

Attachment A provides an updated summary of assumptions incorporated within the plan.

FINANCIAL and STAFFING CONSIDERATIONS

After incorporating all of the changes, the overall impact of the plan is:

- A forecasted reserve balance of \$10.9 million in 2029 including \$6.4 million from working reserves. The average reserve balance from 2020 to 2029 is \$14.3 million
- Taxpayer impact based on average phased-in assessment is kept to 2.0%

This meets Council's direction from the September 10th meeting to keep the taxpayer impact to 2.0% while maintaining an average reserve balance of between \$10 to \$12 million.

ATTACHMENTS

Attachment A – 2020 Long Range Financial Plan assumptions

Submitted/approved/prepared by:

Louise Fragnito, Director of Corporate Services & Treasurer

Approved by:

Neil Carbone, CAO

Attachment A

Summary of assumptions from 2019 Long Range Financial Plan and updated for 2020

Assessment forecast: Phase-in: 1.5% Growth: 1.75%

Operating

- 2% inflation applied except: Insurance 5%, utilities/communications 4% and fuel 3%
- Two positions from 2020 to 2026 and one position from 2027 to 2029, specific roles are unknown
- Winter Control using 3 year average + 2%
- Garbage collection 5% increase in 2020 and 2% ongoing (new tender and improved standards)
- Roadside maintenance outsourcing - \$100,000 per year
- Ontario Municipal Partnership Fund (OMPF) at 0.5% yearly increase. Latest announcement is that structure will remain the same for 2020 but total dollars of allocations currently unknown.

Capital

(These represent placeholders in the long range financial plan and not commitments to proceed)

- 2% inflation applied to all future years
- OCIF funding to 2024 with 2% inflation (OCIF program currently under review)
- Federal Gas Tax (County and Township) to 2029
- Fire, Public Works and Building vehicle costs are projected in a 25 year plan. For Fire, this also includes breathing apparatus, bunker gear and hose/appliances
- Public Works - additional equipment every 3 years at \$350,000
- Roads construction schedule incorporates a 5% increase per year including inflation. Includes Road 38 timing (2023/25) at 7.1 million and Arterial reserve of 1.1 million transfer from yearly Roads capital 2019-2022
- Base investment on facilities of \$750,000 per year, \$150,000 for parks and \$25,000 for boat launches.
- Base investment on various equipment of \$150,000 per year.
- OPP station upgrades over 2 years totalling \$500,000.
- New fire halls every 4 years beginning in 2021 valued at 2.0 million
- Keeley Road improvements in 2019-2021 with a value of \$1 million
- Administrative offices in 2022 with a value of \$2 million
- Landfill closure costs for Loughborough 2026, Salem 2027 and Bradshaw 2028
- Re-designed intersections with an amount of \$250,000 every 2 years
- Various studies including development charges every 5 years, transportation master plan, recreation master plan, fire master plan, official plan Base investment in streetlights of \$30,000 per year
- Software and website upgrades/refresh every 4-5 years, \$45,000/year
- Fire new recruits every 2 years - \$85,000
- Guiderail upgrades of \$50,000 per year
- Growth related community facility- \$1,000,000 in 2024
- Senior's housing in 2022. Financed through mortgage including upfront costs



A Public Service Announcement
from the
Cataraqui Region
Conservation Authority

Sept. 30, 2019

Katrina Furlanetto Named New CRCA General Manager

Kingston – At the conclusion of the Cataraqui Region Conservation Authority's (CRCA) Full Authority Board Meeting on September 25, chairperson Alan Revill, on behalf of his fellow board members, announced the appointment of Katrina Furlanetto to the position of General Manager of the CRCA.

The board ratified an earlier Hiring Committee recommendation for the appointment, with Furlanetto taking over from outgoing general manager Geoff Rae effective Jan. 1, 2020. Rae will have completed a three year term at the helm and will retire after more than three decades of public service in the municipal sector, augmented by his productive tenure with the CRCA.

Prior to her elevation to this new position with the CRCA, Katrina held positions with the Ministry of Natural Resources and Forestry (Aquatic Wildlife Biologist), the Town of Richmond Hill (Water Resources & Waste Management Intern), and CRCA (Watershed Monitoring Assistant, Source Protection Coordinator, and Manager of Watershed Planning & Engineering). She has earned degrees from Queen's University (Bachelor of Science Honours in Biology) and the University of Toronto (Master of Environmental Science).

"Since beginning her work with the Authority, Katrina has excelled as a technical specialist and a community leader. She seized the opportunity to participate in the CRCA's succession planning program and has continued to demonstrate her leadership skills," said Board Chair Alan Revill.

For her part, Furlanetto said she is looking forward to the challenges and opportunities her new position presents.

"I am grateful for the support the board has showed by appointing me to this position. I look forward to working closely with the board and our incredible staff here at the CRCA in fulfilling the goals and mission of our organization," she said.



CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road • P.O. Box 160 • Glenburnie, ON • K0H 1S0
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E-mail: info@crca.ca Website: cleanwatercataraqui.ca & crca.ca



A Public Service Announcement
from the
Cataraqui Region
Conservation Authority

"I thank Geoff Rae for his guidance during the transition period and am excited to get to work as the new CRCA general manager in January."

Board members and CRCA staff welcome Katrina to her new position and look forward to working with her in her capacity as GM at the start of the New Year.

For more information about the Cataraqui Region Conservation Authority, visit www.crca.ca.

Find us on Facebook and Twitter:

Facebook: [CataraquiRegionCA](https://www.facebook.com/CataraquiRegionCA)

Twitter: [@CataraquiRCA](https://twitter.com/CataraquiRCA)

– 30 –

Media Contact:

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Towards a Reasonable Balance:

Addressing growing municipal liability and insurance costs

Submission to the Attorney General of Ontario

October 1, 2019



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Sent via email to: doug.downeyco@pc.ola.org
magpolicy@ontario.ca

October 1, 2019

The Honourable Doug Downey
Attorney General of Ontario
McMurtry-Scott Building, 11th Floor
720 Bay Street
Toronto, Ontario
M7A 2S9

Dear Attorney General Downey,

Municipal governments accept the responsibility to pay their fair share of a loss. Always. Making it right and paying a fair share are the cornerstones of our legal system. Citizens expect nothing less of their local governments.

But what is a challenge for municipalities and property taxpayers alike, is being asked to assume someone else's responsibility for someone else's mistake. Municipal governments should not be the insurer of last resort. For municipalities in Ontario, however, the principle of joint and several liability ensures that they are just that.

Joint and several liability means higher insurance costs. It diverts property tax dollars from delivering public services. It has transformed municipalities into litigation targets while others escape responsibility. It forces municipal government to settle out-of-court for excessive amounts when responsibility is as low as 1%.

There must be a better way. There must be a better way to help ensure those who suffer losses are made whole again without asking municipalities to bear that burden alone. There must be a better way to be fair, reasonable, and responsible.

AMO welcomes the government's commitment to review joint and several liability. It is a complex issue that has many dimensions. Issues of fairness, legal principles, "liability chill", insurance failures and high insurance costs are all intertwined. Many other jurisdictions have offered additional protection for municipalities and AMO calls on the Ontario government to do the same.

What follows is a starting point for that discussion. Our paper reasserts key issues from AMO's 2010 paper, AMO's 2011 insurance cost survey, provides more recent examples, and details some possible solutions of which there are many options.

Municipalities are in the business of delivering public services. Municipal governments exist to connect people and to advance the development of a community. It is time to find a reasonable balance to prevent the further scaling back of public services owing to joint and several liability, "liability chill", or excessive insurance costs.



Together with the provincial government, I am confident we can find a better way.

Sincerely,

A handwritten signature in black ink, appearing to read 'JMCG', with a long horizontal line extending to the right.

Jamie McGarvey
AMO President



Executive Summary

AMO's advocacy efforts on joint and several liability in no way intends for aggrieved parties to be denied justice or damages through the courts. Rather, municipal governments seek to highlight the inequity of how much "deep pocket" defendants like municipalities are forced to pay, for both in and out of court settlements.

It is entirely unfair to ask property taxpayers to carry the lion's share of a damage award when a municipality is found at minimal fault or to assume responsibility for someone else's mistake.

Municipal governments cannot afford to be the insurer of last resort. The principle of joint and several liability is costing municipalities and taxpayers dearly, in the form of rising insurance premiums, service reductions and fewer choices. The *Negligence Act* was never intended to place the burden of insurer of last resort on municipalities.

As public organizations with taxation power and "deep pockets," municipalities have become focal points for litigation when other defendants do not have the means to pay. At the same time, catastrophic claim awards in Ontario have increased considerably. In part, joint and several liability is fueling exorbitant increases in municipal insurance premiums.

The heavy insurance burden and legal environment is unsustainable for Ontario's communities. Despite enormous improvements to safety, including new standards for playgrounds, pool safety, and better risk management practices, municipal insurance premiums and liability claims continue to increase. All municipalities have risk management policies to one degree or another and most large municipalities now employ risk managers precisely to increase health and safety and limit liability exposure in the design of facilities, programs, and insurance coverage. Liability is a top of mind consideration for all municipal councils.

Joint and several liability is problematic not only because of the disproportioned burden on municipalities that are awarded by courts. It is also the immeasurable impact of propelling municipalities to settle out of court to avoid protracted and expensive litigation for amounts that may be excessive, or certainly represent a greater percentage than their degree of fault.

Various forms of proportionate liability have now been enacted by all of Ontario's competing Great Lakes states. In total, 38 other states south of the border have adopted proportionate liability in specific circumstances to the benefit of municipalities. Many common law jurisdictions around the world have adopted legal reforms to limit the exposure and restore balance. With other Commonwealth jurisdictions and the majority of state governments in the United States having modified the rule of joint and several liability in favour of some form of proportionate liability, it is time for Ontario to consider various options.

There is precedence in Ontario for joint and several liability reform. The car leasing lobby highlighted a particularly expensive court award made in November of 2004 against a car leasing company by the victim of a drunk driver. The August 1997 accident occurred when the car skidded off a county road near Peterborough, Ontario. It exposed the inequity of joint and several liability for car leasing companies. The leasing companies argued to the government that the settlement had put them at a competitive disadvantage to lenders. They also warned that such liability conditions would likely drive some leasing and rental companies to reduce their business in Ontario. As a result, Bill 18 amended the *Compulsory Automobile Insurance Act*, the *Highway Traffic*



Act and the Ontario *Insurance Act* to make renters and lessees vicariously liable for the negligence of automobile drivers and capped the maximum liability of owners of rental and leased cars at \$1 million. While Bill 18 has eliminated the owners of leased and rented cars as “deep pocket” defendants, no such restrictions have been enacted to assist municipalities.

A 2011 survey conducted by AMO reveals that since 2007, liability premiums have increased by 22.2% and are among the fastest growing municipal costs. Total 2011 Ontario municipal insurance costs were \$155.2 million. Liability premiums made up the majority of these expenses at \$85.5 million. Property taxpayers are paying this price.

These trends are continuing. In August of 2019, it was reported the Town of Bradford West Gwillimbury faces a 59% insurance cost increase for 2019. This is just one example. AMO encourages the municipal insurance industry to provide the government with more recent data and trends to support the industry’s own arguments regarding the impact joint and several has on premiums.

Insurance costs disproportionately affect small municipalities. For 2011, the per capita insurance costs for communities with populations under 10,000 were \$37.56. By comparison, per capita costs in large communities with populations over 75,000 were \$7.71. Property taxpayers in one northern community are spending more on insurance than their library. In one southern county, for every \$2 spent on snowplowing roads, another \$1 is spent on insurance.

In 2016, the Ontario Municipal Insurance Exchange (OMEX), a not-for-profit insurer, announced that it was suspending reciprocal underwriting operations. The organization cited, a “low pricing environment, combined with the impact of joint and several liability on municipal claim settlements” as reasons for the decision. Fewer choices fuels premium increases.

Learning from other jurisdictions is important for Ontario. The Province of Saskatchewan has implemented liability reforms to support its municipalities. As a municipal lawyer at the time, Neil Robertson, QC was instrumental in laying out the arguments in support of these changes. Now a Justice of the Court of Queen’s Bench for Saskatchewan, AMO was pleased to have Neil Robertson prepare a paper and address AMO conference delegates in 2013. Much of the Saskatchewan municipal experience (which led to reforms) is applicable to the Ontario and the Canadian municipal context. Summarised below and throughout this paper are some of Robertson’s key findings.

Robertson found that, regardless of the cause, over the years municipalities in Canada have experienced an accelerating rate of litigation and an increase in amounts of damage awards. He noted these developments challenge municipalities and raise financial, operational and policy issues in the provision of public services.

Robertson describes the current Canadian legal climate as having placed municipalities in the role of involuntary insurer. Courts have assigned municipal liability where liability was traditionally denied and apportioned fault to municipal defendants out of proportion to municipal involvement in the actual wrong.

This increased exposure to liability has had serious ramifications for municipalities, both as a deterrent to providing public services which may give rise to claims and in raising the cost and reducing the availability of insurance. The cost of claims has caused insurers to reconsider not only



what to charge for premiums, but whether to continue offering insurance coverage to municipal clients.

Robertson also makes the key point that it is reasonable for municipal leaders to seek appropriate statutory protections. He wrote:

“Since municipalities exist to improve the quality of life for their citizens, the possibility of causing harm to those same citizens is contrary to its fundamental mission. Careful management and wise stewardship of public resources by municipal leaders will reduce the likelihood of such harm, including adherence to good risk management practices in municipal operations. But wise stewardship also involves avoiding the risk of unwarranted costs arising from inevitable claims.”

And, of course, a key consideration is the reality that insurance premiums, self-insurance costs, and legal fees divert municipal funds from other essential municipal services and responsibilities.

It is in this context that AMO appreciated the commitments made by the Premier and the Attorney General to review the principle of joint and several liability, the impact it has on insurance costs, and the influence “liability chill” has on the delivery of public services. Now is the time to deliver provincial public policy solutions which address these issues.

Recommendations

AMO recommends the following measures to address these issues:

1. The provincial government adopt a model of full proportionate liability to replace joint and several liability.
2. Implement enhancements to the existing limitations period including the continued applicability of the existing 10-day rule on slip and fall cases given recent judicial interpretations, and whether a 1-year limitation period may be beneficial.
3. Implement a cap for economic loss awards.
4. Increase the catastrophic impairment default benefit limit to \$2 million and increase the third-party liability coverage to \$2 million in government regulated automobile insurance plans.
5. Assess and implement additional measures which would support lower premiums or alternatives to the provision of insurance services by other entities such as non-profit insurance reciprocals.
6. Compel the insurance industry to supply all necessary financial evidence including premiums, claims, and deductible limit changes which support its, and municipal arguments as to the fiscal impact of joint and several liability.
7. Establish a provincial and municipal working group to consider the above and put forward recommendations to the Attorney General.



Insurance Cost Examples

The government has requested detailed information from municipalities regarding their insurance costs, coverage, deductibles, claims history, and out-of-court settlements. Municipalities have been busy responding to a long list of provincial consultations on a wide range of topics. Some of the information being sought is more easily supplied by the insurance industry. AMO's 2011 survey of insurance costs produced a sample size of 122 municipalities and assessed insurance cost increases over a five-year period. The survey revealed an average premium increase which exceeded 20% over that period.

All of the same forces remain at play in 2019 just as they were in 2011. Below are some key examples.

Ear Falls - The Township of Ear Falls reports that its insurance premiums have increased 30% over five years to \$81,686. With a population of only 995 residents (2016), this represents a per capita cost of \$82.09. This amount is a significant increase from AMO's 2011 Insurance Survey result. At that time, the average per capita insurance cost for a community with a population under 10,000 was \$37.56. While the Township has not been the subject of a liability claim, a claim in a community of this size could have significant and long-lasting financial and service implications. The Township has also had to impose stricter insurance requirements on groups that rent municipal facilities. This has had a negative impact on the clubs and volunteers' groups and as a consequence, many have cut back on the service these groups provide to the community.

Central Huron - For many years the municipality of Central Huron had a deductible of \$5,000. In 2014, the deductible was increased to \$15,000 to help reduce insurance costs. The municipality also increased its liability coverage in 2014 and added cyber security coverage in 2018. The combined impact of these changes represents a premium cost of \$224,774 in 2019, up from \$141,331 in 2010. Per capita costs for insurance alone are now \$29.67.

Huntsville - Since 2010, the Town of Huntsville reports an insurance premium increase of 67%. In 2019 this represented about 3.75% of the town's property tax levy. At the same time, Huntsville's deductible has increased from \$10,000 to \$25,000. The town also reports a reluctance to hold its own events for fear of any claims which may affect its main policy. Additional coverage is purchased for these events and these costs are not included above.

Ottawa - In August 2018, the City began working with its insurance broker, Aon Risk Solutions ("Aon"), to prepare for the anticipated renewal of the Integrated Insurance Program in April 2019. As the cost of the City's insurance premiums had risen by approximately 25% between 2017 and 2018, this early work was intended to ensure that any further increase could be properly accounted for through the 2019 budget process. Early indications of a possible further 10% premium increase prompted the City and Aon in late 2018 to explore options for a revised Program, and to approach alternative markets for the supply of insurance.

On January 11, 2019, an OC Transpo bus collided with a section of the Westboro Station transit shelter, resulting in three fatalities and numerous serious injuries. This was the second major incident involving the City's bus fleet, following approximately five years after the OC Transpo - VIA train collision in September 2013.



The January 2019 incident prompted insurance providers to re-evaluate their willingness to participate in the City Program. Despite Aon's work to secure an alternative provider, only Frank Cowan Company ("Cowan"), the City's existing insurer, was prepared to offer the City an Integrated Insurance Program. Cowan's offer to renew the City's Program was conditional on revised terms and limits and at a significant premium increase of approximately 84%, or nearly \$2.1 million per year. According to Cowan, these changes and increases were attributable to seven principle factors, including Joint and Several Liability:

1. Escalating Costs of Natural Global Disasters;
2. Joint and Several Liability;
3. Claims Trends (in the municipal sector);
4. Increasing Damage Awards;
5. Class Action Lawsuits;
6. New and/or Adverse Claims Development; and,
7. Transit Exposure.

Cowan also indicated that the primary policy limits for the 2019-2020 renewal would be lowered from \$25 million to \$10 million per occurrence, thereby raising the likelihood of increased costs for the City's excess liability policies.

Joint and Several in Action - Recent Examples

The following examples highlight joint and several in action. The following examples have occurred in recent years.

GTA Municipality – A homeowner rented out three separate apartments in a home despite being zoned as a single-family dwelling. After a complaint was received, bylaw inspectors and Fire Prevention Officers visited the property. The landlord was cautioned to undertake renovations to restore the building into a single-family dwelling. After several months of non-compliance, charges under the fire code were laid. The owner was convicted and fined. A subsequent visit by Fire Prevention Officers noted that the required renovations had not taken place. Tragically, a fire occurred which resulted in three fatalities. Despite having undertaken corrective action against the homeowner, joint and several liability loomed large. It compelled the municipality to make a payment of \$504,000 given the 1% rule.

City of Ottawa - A serious motor vehicle accident occurred between one of the City's buses and an SUV. The collision occurred at an intersection when the inebriated driver of the SUV failed to stop at a red light and was struck by the City bus. This collision resulted in the deaths of the SUV driver and two other occupants, and also seriously injured the primary Plaintiff, the third passenger in the SUV. The secondary action was brought by the family of one of the deceased passengers.

The Court ultimately concluded that the City was 20% liable for the collision, while the SUV driver was 80% at fault. Despite the 80/20 allocation of fault, the City was required to pay all of the approximately \$2.1 million in damages awarded in the primary case and the \$200,000 awarded in the secondary case, bringing the amount paid by the City to a total that was not proportionate to its actual liability. This was due to the application of the principle of joint and several liability, as well as the interplay between the various automobile insurance policies held by the SUV owner and



passengers, which is further explained below. Although the City appealed this case, the Ontario Court of Appeal agreed with the findings of the trial judge and dismissed it.

This case was notable for the implications of various factors on the insurance policies held by the respective parties. While most automobile insurance policies in Ontario provide for \$1 million in third party liability coverage, the insurance for the SUV was reduced to the statutory minimum of \$200,000 by virtue of the fact that the driver at the time of the collision had a blood alcohol level nearly three times the legal limit for a fully licensed driver. This was contrary to the requirements of his G2 license, which prohibit driving after the consumption of any alcohol. Further, while the Plaintiff passengers' own respective insurance provided \$1 million in coverage for underinsured motorists (as the SUV driver was at the time), this type of coverage is triggered only where no other party is in any way liable for the accident. As a result, the primary Plaintiff could only effectively recover the full \$2.1 million in damages if the Court attributed even a small measure of fault to another party with sufficient resources to pay the claim.

In determining that the City was at least partially responsible for the collision, the Court held that the speed of the bus – which according to GPS recordings was approximately 6.5 km/h over the posted limit of 60 kilometres an hour – and momentary inattention were contributing factors to the collision.

To shorten the length of the trial by approximately one week and accordingly reduce the legal costs involved, the parties had earlier reached an agreement on damages and that the findings regarding the primary Plaintiff would apply equally to the other. The amount of the agreement-upon damages took into account any contributory negligence on the part of the respective Plaintiffs, attributable to such things as not wearing a seat belt.

City of Ottawa, 2nd example – A Plaintiff was catastrophically injured when, after disembarking a City bus, he was struck by a third-party motor vehicle. The Plaintiff's injuries included a brain injury while his impairments included incomplete quadriplegia.

As a result of his accident, the Plaintiff brought a claim for damages for an amount in excess of \$7 million against the City and against the owner and driver of the third-party vehicle that struck him. Against the City, the Plaintiff alleged that the roadway was not properly designed and that the bus stop was placed at an unsafe location as it required passengers to cross the road mid-block and not at a controlled intersection.

Following the completion of examinations for discovery, the Plaintiff's claim against the Co-Defendant (the driver of the vehicle which struck the plaintiff) was resolved for \$1,120,000 comprising \$970,000 for damages and \$120,000 for costs. The Co-Defendant's policy limit was \$1 million. The claim against the City was in effect, a "1% rule" case where the City had been added to the case largely because the Co-Defendant's insurance was capped at \$1 million, which was well below the value of the Plaintiff's claim.

On the issue of liability, the pre-trial judge was of the view that the City was exposed to a finding of some liability against it on the theory that, because of the proximity of the bus stop to a home for adults with mental health issues, the City knew or should have known that bus passengers with cognitive and/or physical disabilities would be crossing mid-block at an unmarked crossing. This, according to the judge, could have resulted in a finding being made at trial that the City should



either have removed the bus stop or alternatively, should have installed a pedestrian crossing at this location.

The judge assessed the Plaintiff's damages at \$7,241,000 exclusive of costs and disbursements which he then reduced to \$4,602,930 exclusive of costs and disbursements after applying a reduction of 27.5% for contributory negligence and subtracting the \$970,000 payment made by the Co-Defendant's insurer.

Settlement discussions took place and the judge recommended that the matter be resolved for \$3,825,000 plus costs of \$554,750 plus HST plus disbursements.

Joint and Several Liability in Action - Other notable cases

Deering v Scugog - A 19-year-old driver was driving at night in a hurry to make the start time of a movie. She was travelling on a Class 4 rural road that had no centerline markings. The Ontario Traffic Manual does not require this type of road to have such a marking. The driver thought that a vehicle travelling in the opposite direction was headed directly at her. She swerved, over-corrected and ended up in a rock culvert. The Court found the Township of Scugog 66.7% liable. The at-fault driver only carried a \$1M auto insurance policy.

Ferguson v County of Brant - An inexperienced 17-year-old male driver was speeding on a road when he failed to navigate a curve which resulted in him crossing the lane into oncoming traffic, leaving the roadway, and striking a tree. The municipality was found to have posted a winding road sign rather than a sharp curve sign. The municipality was found 55% liable.

Safranyos et al v City of Hamilton - The plaintiff was leaving a drive-in movie theatre with four children in her vehicle at approximately 1 AM. She approached a stop sign with the intention of turning right onto a highway. Although she saw oncoming headlights she entered the intersection where she was struck by a vehicle driven 15 km/h over the posted speed limit by a man who had just left a party and was determined by toxicologists to be impaired. The children in the plaintiff's vehicle suffered significant injuries. The City was determined to be 25% liable because a stop line had not been painted on the road at the intersection.

Mortimer v Cameron - Two men were engaged in horseplay on a stairway and one of them fell backward through an open door at the bottom of a landing. The other man attempted to break the first man's fall and together they fell into an exterior wall that gave way. Both men fell 10 feet onto the ground below, one of whom was left quadriplegic. The trial judge determined both men were negligent, but that their conduct did not correspond to the extent of the plaintiff's injuries. No liability was attached to either man. The building owner was determined to be 20% and the City of London was found to be 80% liable. The Court awarded the plaintiff \$5 M in damages. On appeal, the City's liability was reduced to 40% and building owner was determined to be 60% liable. The City still ended up paying 80% of the overall claim.

2011 Review of Joint and Several Liability – Law Commission of Ontario

In February 2011 the Law Commission of Ontario released a report entitled, *"Joint and Several Liability Under the Ontario Business Corporations Act"*. This review examined the application of



joint and several liability to corporate law and more specifically the relationship between the corporation and its directors, officers, shareholders and stakeholders.

Prior to the report's release, AMO made a submission to the Law Commission of Ontario to seek to expand its review to include municipal implications. The Law Commission did not proceed with a broader review at that time, but the context of its narrower scope remains applicable to municipalities. In fact, many of the same arguments which support reform in the realm of the *Business Corporations Act*, are the same arguments which apply to municipal governments.

Of note, the Law Commission's¹ report highlighted the following in favour of reforms:

Fairness: "it is argued that it is unfair for a defendant, whose degree of fault is minor when compared to that of other defendants, to have to fully compensate a plaintiff should the other defendants be insolvent or unavailable."

Deep Pocket Syndrome: "Joint and several liability encourages plaintiffs to unfairly target defendants who are known or perceived to be insured or solvent."

Rising Costs of Litigation, Insurance, and Damage Awards: "Opponents of the joint and several liability regime are concerned about the rising costs of litigation, insurance, and damage awards."

Provision of Services: "The Association of Municipalities of Ontario identifies another negative externality of joint and several liability: municipalities are having to delay or otherwise cut back services to limit exposure to liability."

The Law Commission found that the principle of joint and several liability should remain in place although it did not explicitly review the municipal situation.

2014 Resolution by the Ontario Legislature and Review by the Attorney General

Over 200 municipalities supported a motion introduced by Randy Pettapiece, MPP for Perth-Wellington which called for the implementation a comprehensive, long-term solution in 2014. That year, MPPs from all parties supported the Pettapiece motion calling for a reform joint and several liability.

Later that year the Ministry of the Attorney General consulted on three options of possible reform:

1. The Saskatchewan Model of Modified Proportionate Liability

Saskatchewan has adopted a modified version of proportionate liability that applies in cases where a plaintiff is contributorily negligent. Under the Saskatchewan rule, where a plaintiff is contributorily negligent and there is an unfunded liability, the cost of the unfunded liability is split among the remaining defendants and the plaintiff in proportion to their fault.

¹ Law Commission of Ontario. "Joint and Several Liability Under the Ontario *Business Corporations Act*." Final Report, February 2011 Pages 22-25.



2. Peripheral Wrongdoer Rule for Road Authorities

Under this rule, a municipality would never be liable for more than two times its proportion of damages, even if it results in the plaintiff being unable to recover full damages.

3. A combination of both of the above

Ultimately, the government decided not to pursue any of the incremental policy options ostensibly because of uncertainty that insurance cost reductions would result. This was a disappointing result for municipalities.

While these reviews did not produce results in Ontario, many other common law jurisdictions have enacted protections for municipalities. What follows are some of the options for a different legal framework.

Options for Reform – The Legal Framework

To gain a full appreciation of the various liability frameworks that could be considered, for comparison, below is a description of the current joint and several liability framework here in Ontario. This description will help to reader to understand the further options which follow.

This description and the alternatives that follow are taken from the Law Commission of Ontario's February 2011 Report entitled, *"Joint and Several Liability Under the Ontario Business Corporations Act"* as referenced above.²

Understanding the Status Quo and Comparing it to the Alternatives

Where three different defendants are found to have caused a plaintiff's loss, the plaintiff is entitled to seek full payment (100%) from any one of the defendants. The defendant who fully satisfies the judgment has a right of contribution from the other liable parties based on the extent of their responsibility for the plaintiff's loss.

For example, a court may find defendants 1 (D1), 2 (D2) and 3 (D3) responsible for 70%, 20%, and 10% of the plaintiff's \$100,000 loss, respectively. The plaintiff may seek to recover 100% of the loss from D2, who may then seek contribution from D1 and D3 for their 70% and 10% shares of the loss. If D1 and/or D3 is unable to compensate D2 for the amount each owes for whatever reason, such as insolvency or unavailability, D2 will bear the full \$100,000 loss. The plaintiff will be fully compensated for \$100,000, and it is the responsibility of the defendants to apportion the loss fairly between them.

The descriptions that follow are abridged from pages 9-11 of the Law Commission of Ontario's report. These are some of the key alternatives to the status quo.

² Ibid. Page 7.



1. Proportionate Liability

a) Full Proportionate Liability

A system of full proportionate liability limits the liability of each co-defendant to the proportion of the loss for which he or she was found to be responsible. Per the above example, (in which Defendant 1 (D1) is responsible for 70% of loss, Defendant 2 (D2) for 20% and Defendant 3 (D3) for 10%), under this system, D2 will only be responsible for \$20,000 of the \$100,000 total judgement: equal to 20% of their share of the liability. Likewise, D1 and D3 will be responsible for \$70,000 and \$10,000. If D1 and D3 are unable to pay, the plaintiff will only recover \$20,000 from D2.

b) Proportionate Liability where Plaintiff is Contributorily Negligent

This option retains joint and several liability when a blameless plaintiff is involved. This option would cancel or adjust the rule where the plaintiff contributed to their loss. As in the first example, suppose the plaintiff (P) contributed to 20% of their \$100,000 loss. D1, D2 and D3 were responsible for 50%, 20% and 10% of the \$100,000. If D1 and D3 are unavailable, P and D2 will each be responsible for their \$20,000 shares. The plaintiff will remain responsible for the \$60,000 shortfall as a result of the absent co-defendants' non-payment (D1 and D3).

c) Proportionate Liability where Plaintiff is Contributorily Negligent with a Proportionate Reallocation of an Insolvent, Financially Limited or Unavailable Defendant's Share

In this option of proportionate liability, the plaintiff and remaining co-defendants share the risk of a defendant's non-payment. The plaintiff (P) and co-defendants are responsible for any shortfall in proportion to their respective degrees of fault.

Using the above example of the \$100,000 total judgement, with a shortfall payment of \$50,000 from D1 and a shortfall payment \$10,000 from D3, P and D2 must pay for the missing \$60,000. P and D2 have equally-apportioned liability, which causes them to be responsible for half of each shortfall - \$25,000 and \$5,000 from each non-paying defendant. The burden is shared between the plaintiff (if determined to be responsible) and the remaining defendants.

d) Proportionate Liability with a Peripheral Wrongdoer

Under this option, a defendant will be proportionately liable only if their share of the liability falls below a specified percentage, meaning that liability would be joint and several. Using the above example, if the threshold amount of liability is set at 25%, D2 and D3 would only be responsible for 20% and 10%, regardless of whether they are the only available or named defendants. However, D1 may be liable for 100% if it is the only available or named defendant. This system tends to favour defendants responsible for a small portion of the loss, but the determination of the threshold amount between joint and several liability and proportionate liability is arbitrary.

e) Proportionate Liability with a Reallocation of Some or All of an Insolvent or Unavailable Defendant's Share

This option reallocates the liability of a non-paying defendant among the remaining defendants in proportion to their respective degrees of fault. The plaintiff's contributory negligence does not



impact the application of this reallocation. Joint and several liability would continue to apply in cases of fraud or where laws were knowingly violated.

f) Court Discretion

Similar to the fraud exception in the option above, this option includes giving the courts discretion to apply different forms of liability depending on the case.

For example, if a particular co-defendant's share of the fault was relatively minor the court would have discretion to limit that defendant's liability to an appropriate portion.

2. Legislative Cap on Liability

Liability concerns could be addressed by introducing a cap on the amount of damages available for claims for economic loss.

3. Hybrid

A number of jurisdictions provide a hybrid system of proportionate liability and caps on damages. Co-defendants are liable for their portion of the damages, but the maximum total amount payable by each co-defendant is capped to a certain limit.

The Saskatchewan Experience

As referenced earlier in this paper, the Province of Saskatchewan responded with a variety of legislative actions to assist municipalities in the early 2000s. Some of those key developments are listed below which are abridged from *"A Question of Balance: Legislative Responses to Judicial Expansion of Municipal Liability – the Saskatchewan Experience."* The paper was written by Neil Robertson, QC and was presented to the annual conference of the Association of Municipalities of Ontario in 2013. Two key reforms are noted below.

1. Reforming joint and several liability by introducing modified proportionate liability: "The Contributory Negligence Act" amendments

The *Contributory Negligence Act* retained joint and several liability, but made adjustments in cases where one or more of the defendants is unable to pay its share of the total amount (judgement). Each of the parties at fault, including the plaintiff if contributorily negligent, will still have to pay a share of the judgement based on their degree of fault. However, if one of the defendants is unable to pay, the other defendants who are able to pay are required to pay only their original share and an additional equivalent share of the defaulting party's share.

The change in law allows municipalities to reach out-of-court settlements, based on an estimate of their degree of fault. This allows municipalities to avoid the cost of protracted litigation.

Neil Robertson provided the following example to illustrate how this works in practise:

"...If the owner of a house sues the builder for negligent construction and the municipality, as building authority, for negligent inspection, and all three are found equally at fault, they would each be apportioned 1/3 or 33.3%. Assume the damages are \$100,000. If the builder has no funds, then the municipality would pay only its share (\$33,333) and a 1/3 share of the builder's defaulting share



(1/3 of \$33,333 or \$11,111) for a total of \$44,444 (\$33,333 + \$11,111), instead of the \$66,666 (\$33,333 + \$33,333) it would pay under pure joint and several liability.”

This model will be familiar to municipal leaders in Ontario. In 2014, Ontario’s Attorney General presented this option (called the Saskatchewan Model of Modified Proportionate Liability) for consideration. At the time, over 200 municipal councils supported the adoption of this option along with the “Peripheral Wrongdoer Rule for Road Authorities” which would have seen a municipality never be liable for more than two times its proportion of damages, even if it results in the plaintiff being unable to recover full damages. These two measures, if enacted, would have represented a significant incremental step to address the impact of joint and several to Ontario municipalities.

2. Providing for uniform limitation periods while maintaining a separate limitation period for municipalities: “The Limitations Act”

This act established uniform limitation periods replacing many of the pre-existing limitation periods that had different time periods. The Municipal Acts in Saskatchewan provide a uniform one-year limitation period “from time when the damages were sustained” in absolute terms without a discovery principle which can prolong this period. This helps municipalities to resist “legacy” claims from many years beforehand. This act exempts municipalities from the uniform two-year discoverability limitation period.

Limitation periods set deadlines after which claims cannot be brought as lawsuits in the courts. The legislation intends to balance the opportunity for potential claimants to identify their claims and, if possible, negotiate a settlement out of court before starting legal action with the need for potential defendants to “close the books” on claims from the past.

The reasoning behind these limitations is that public authorities, including municipalities, should not to be punished by the passage of time. Timely notice will promote the timely investigation and disposition of claims in the public interest. After the expiry of a limitation period, municipalities can consider themselves free of the threat of legal action, and continue with financial planning without hurting “the public taxpayer purse”. Municipalities are mandated to balance their budgets and must be able to plan accordingly. Thus, legacy claims can have a very adverse affect on municipal operations.

Here in Ontario, there is a uniform limitations period of two years. Municipalities also benefit from a 10-day notice period which is required for slip and fall cases. More recently, the applicability of this limitation deadline has become variable and subject to judicial discretion. Robertson’s paper notes that in Saskatchewan, courts have accepted the one-year limitations period. A further examination of limitations in Ontario may yield additional benefits and could include the one-year example in Saskatchewan and/or the applicability of the 10-day notice period for slip and fall cases.

Other Saskatchewan reforms

Saskatchewan has also implemented other reforms which include greater protections for building inspections, good faith immunity, duty of repair, no fault insurance, permitting class actions, and limiting nuisance actions. Some of these reforms are specific to Saskatchewan and some of these currently apply in Ontario.



Insurance Related Reforms

Government Regulated Insurance Limits

The April 2019 provincial budget included a commitment to increase the catastrophic impairment default benefit limit to \$2 million. Public consultations were led by the Ministry of Finance in September 2019. AMO wrote to the Ministry in support of increasing the limit to \$2 million to ensure more adequate support those who suffer catastrophic impairment.

In 2016, the government lowered this limit as well as third-party liability coverage to \$200,000 from \$1 million. This minimum should also be also be increased to \$2 million to reflect current actual costs. This significant deficiency needs to be addressed.

Insurance Industry Changes

In 1989 the Ontario Municipal Insurance Exchange (OMEX) was established as a non-profit reciprocal insurance provider for Ontario's municipalities. It ceased operations in 2016 citing, "[a] low pricing environment, combined with the impact of joint & several liability on municipal claim settlements has made it difficult to offer sustainable pricing while still addressing the municipalities' concern about retro assessments."³ (Retro assessments meant paying additional premiums for retroactive coverage for "long-tail claims" which made municipal budgeting more challenging.)

The demise of OMEX has changed the municipal insurance landscape in Ontario. That joint and several liability is one of the key reasons listed for the collapse of a key municipal insurer should be a cause for significant concern. Fewer choices fuels cost. While there are other successful municipal insurance pools in Ontario, the bulk of the insurance market is dominated by for-profit insurance companies.

Reciprocal non-profit insurers are well represented in other areas across Canada. Municipalities in Saskatchewan, Alberta, British Columbia are all insured by non-profit reciprocals.

The questions for policy makers in Ontario:

Are there any provincial requirements or regulations which could better support the non-profit reciprocal municipal insurance market?

What actions could be taken to better protect municipalities in Ontario in sourcing their insurance needs?

How can we drive down insurance costs to better serve the needs of municipal property taxpayers?

³ Canadian Underwriter, August 11, 2016 <https://www.canadianunderwriter.ca/insurance/ontario-municipal-insurance-exchange-suspends-underwriting-operations-1004098148/>



Conclusion

This AMO paper has endeavoured to refresh municipal arguments on the need to find a balance to the issues and challenges presented by joint and several liability. It has endeavoured to illustrate that options exist and offer the reassurance that they can be successfully implemented as other jurisdictions have done.

Finding solutions that work will require provincial and municipal commitment. Working together, we can find a better way that is fair, reasonable, and responsible. It is time to find a reasonable balance.