

DECISION

With respect to Official Plan Amendment 4 to the Official Plan for the County of Dufferin Subsection 17(34) and Section 26 of the *Planning Act*

I hereby approve, as modified, Official Plan Amendment 4 to the County of Dufferin Official Plan adopted by By-law 2024-14, subject to the following modifications, with additions in **bold underline** and deletions in ~~**bold strikethrough**~~:

1. Replacing all references to "~~**Provincial Policy Statement 2014**~~" and or "~~**Provincial Policy Statement 2020**~~" with "**Provincial Planning Statement, 2024**".

"~~**Ministry of Natural Resources and Forestry**~~" with "**Ministry of Natural Resources**".
2. Deleting all references to "~~**A Place to Grow: Growth Plan for the Greater Golden Horseshoe**~~" and or "~~**Growth Plan**~~".
3. Replacing all references to "~~**special needs housing**~~" and or "~~**supportive needs housing**~~" with the term "**additional needs housing**".
4. Relacing all references to "~~**healthy communities**~~" with "**complete communities**".
5. Replacing all references to "~~**Official Plan Amendment municipal comprehensive review**~~" with "**Official Plan Amendment**".
6. Section 1.1.3 is modified as follows:

1.1.3 Basis

The basis for the Official Plan is outlined as follows, which summarizes the planning and policy context upon which this Plan was prepared:

- 1) This Plan establishes the goals, objectives and policies to manage and direct physical change and the effects on the social, economic and natural environments of the County in accordance with the Planning Act.
- 2) This Plan implements the policies of the **Provincial Planning Statement, 2024**, ~~**Provincial Policy Statement, 2014**~~, and has been developed within the context of provincial policies to support the creation of strong communities, the wise use and management of resources and the protection of public health and safety. As required by the **Provincial Planning Statement, 2024** ~~**Provincial Policy Statement, 2014**~~, this Plan is based on a planning horizon to the year ~~**2051**~~**2036**.

~~3) This plan is based on information and analysis presented in the Background, Issues and Options Report, February 2014, relating to growth management, community settlement structure, transportation, housing, infrastructure and servicing, land use, economic development, commercial and industrial activities, cultural heritage resources, and the natural environment.~~

3) 4) This Plan is based on achieving orderly development, redevelopment, infill and intensification, and the optimized use of existing municipal services, and where necessary the efficient and economical expansion of urban settlement boundaries and extension of services where this is justified in accordance with the policies of this Plan

7. Section 1.1.5 k) is modified as follows:

k) Encourage the provision of a range of housing ~~opportunities~~ **options** of varying densities and tenures, including the construction of *affordable* housing and ~~special needs~~ **supportive additional needs** housing.

8. Section 2.0 is modified as follows:

The Province has established Provincial Plans which provide for the protection of natural and environmental features and the agricultural and rural landscapes within the County, which include lands within the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan, as identified on Schedule A. The following sections provide policies which support the implementation of these *Provincial Plans*, which are implemented through the local municipal official plans. ~~It is also recognized that A Place to Grow: Growth Plan for the Greater Golden Horseshoe applies to the entire County of Dufferin, which is implemented throughout the policies of this Plan.~~

9. Section 3.2.1, "Growth Forecasts", the first paragraph is modified as follows:

The County's population and employment growth forecasts guide planning decisions over the planning horizon. ~~In accordance with the Growth Plan for the Greater Golden Horseshoe, the County and local municipalities shall plan to accommodate a population of 95,000 residents and 39,000 jobs to the year 2051.~~

It is the policy of the County that:

- a) The population employment forecasts in Table 3.1 will form the basis for planning and growth management activities, in particular the establishment of land needs to accommodate growth over the planning horizon.
- b) The County and local municipalities will monitor population and employment growth in relation to the forecasts on an on-going basis in accordance with policies of Section 8.3 of this Plan, and no less than every **10 years for a new official plan and every 5 years thereafter, unless the plan has been replaced by another new official plan.**

- c) The majority of employment growth will be directed to designated employment areas within the *urban settlement areas*; *community settlement areas* and designated rural *employment areas* will continue to provide opportunities for a range of employment uses of a dry industrial nature.
- d) The County and local municipalities are encouraged to undertake long-range planning for *infrastructure* and *public service facilities beyond the 20-year in keeping with the 30-year* planning horizon established in this Plan.

10. Section 3.3.1 "General Settlement Area Policies" is modified as follows:

It is the policy of the County that:

- a) The majority of growth will be directed to the County's *settlement areas* to focus public and private investment in *built-up areas* and to preserve the *agricultural area* and conserve the natural heritage features and areas.
- b) Settlement areas will provide for *development* patterns that efficiently use land, resources, *infrastructure*, and *public service facilities*. *Settlement areas* promote the *development* of healthy and *sustainable* communities through *compact urban forms*, efficient use of *infrastructure*, and the provision of a range of land uses.
- c) **Within Settlement areas, growth should be focused in, where applicable, strategic growth areas identified by the County of Dufferin in consultation with local municipalities.**
- d e) The County supports and promotes healthy, diverse and vibrant *settlement areas* within each of the local municipalities where all County residents can live, work and enjoy recreational opportunities.
- e d) Schedule B illustrates the planned settlement structure for the County over the planning horizon. Table 3.3 identifies the County's *settlement areas* which are categorized as *urban settlement areas* and *community settlement areas*, and are subject to the General Settlement Area policies of Section 3.3.1, and the policies of Section 3.3.2 and 3.3.3 where applicable.
- f e) Local municipal official plans will detail where within the *settlement area* designations various types of land uses will be located. Healthy and *complete communities* will be encouraged, with a diverse mix of land uses, a range and mix of employment and housing types, including **supportive additional needs_housing**, high quality public open space and convenient access to local services.
- g f) Local municipalities **should will** establish land use patterns based on densities and a mix of land uses which adhere to the following:
 - i. Efficiently use land **and** resources ~~infrastructure and public service facilities which are planned or available.~~
 - ii. **Optimize existing and planned** ~~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.~~

~~iii. Minimize adverse negative impacts to air quality and climate change and promote energy efficiency.~~

~~iv. Prepare for the impacts of a changing climate.~~

~~iii v.~~ Support active transportation.

~~iv vi.~~ Are transit supportive **as appropriate. and transit oriented, where transit exists, is planned, or may be developed in the future., and**

~~v vii. Integrate~~ Are freight-supportive **infrastructure, where appropriate.**

~~vi viii.~~ Are appropriate ~~to~~ **for** the type of *sewage and water services* which are planned or available.

~~vii ix.~~ Accommodate the population allocations established in this plan, with an appropriate mix of housing sizes, types, and tenures to meet the diverse needs of residents.

h g) Local municipalities are encouraged to promote the long-term economic prosperity of *settlement areas* through the following:

~~i. Promote development within settlement areas that is compact, mixed use, and supports transit and active transportation, with a broad range of housing types, services and amenities available for all residents.~~ Support the achievement of *complete communities*, including by planning for a range and mix of *housing options* and prioritizing planning and investment in the necessary *infrastructure* and *public service facilities*.

ii. Plan to optimize the use of land, resources, *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* to accommodate forecasted growth and meet long term requirements.

iii. Identify appropriate locations and promote opportunities for *redevelopment*, *intensification* and revitalization in areas that have sufficient existing or planned *infrastructure*.

iv. Provide for an efficient, cost effective, reliable, *multimodal transportation system*, where existing or planned, that is integrated with adjacent systems and those of other jurisdictions and is appropriate to address expected growth.

v. Reduce dependence on the automobile through the *development* of *mixed use*, transit supportive and *active transportation* environments.

vi. Increase the opportunity for job creation within each municipality by attracting and maintaining industries and businesses closer to where County residents live.

vii. Conserve energy and water by providing for energy and water efficiency.

viii. Maintain the well-being of downtowns and main streets.

ix. Optimize the long-term availability, viability and use of agricultural and other resources.

x. Plan so that *major facilities* such as *transportation corridors*, sewage treatment facilities, *waste management systems*, industries and aggregate activities and *sensitive land uses* are appropriately designed, buffered and/or separated from each other to prevent *adverse effects* from odour, noise and other contaminants.

i h) Local municipalities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents by:

i. establishing and implementing minimum targets for the provision of housing that is *affordable* to *low and moderate income households*, and coordinating land use planning and planning for housing with Service Managers and Dufferin County to address the full range of *housing options* including *affordable* housing needs;

ii. permitting and facilitating:

- a. all housing *options* required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and**
- b. all types of residential *intensification*, including the *development* and *redevelopment* of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new *housing options* within previously developed areas, and *redevelopment*, which results in net increase in residential units in accordance with provincial guidance and this plan.**

j i) Local municipalities are encouraged to develop growth management strategies as part of their official plans and to establish the type, amount, location and timing of growth and development including a servicing strategy that is in keeping with the servicing and growth forecasts within this Plan.

~~i) The establishment of new settlement areas is not permitted by this Plan.~~

11. Section 3.4.2 "Intensification" is modified by editing the following policies:

It is the policy of the county to:

a) The County will encourage intensification within the existing built built-up areas ~~to achieve provincially-mandated minimum intensification targets~~. Local municipalities will achieve the ~~minimum~~ intensification targets as identified in Table 3.4.

b) The County will encourage *intensification* within *urban settlement areas* and *community settlement areas* that is of an appropriate scale. *Intensification* will only be encouraged subject to other policies of this Plan, ~~including the availability of servicing~~.

d) The following criteria will assist the County and local municipalities in the evaluation and consideration of applications for *intensification*:

iii. the existing **or planned** *sewage and water services* can accommodate the additional *development*;

f) Within the *urban settlement areas*, local municipalities will develop and implement through their official plans and other supporting documents, policies and strategies to phase in and achieve the *intensification* and *intensification targets*, which will include the following: f) Within the *urban settlement areas*, local municipalities will develop and implement through their official plans and other supporting documents, policies and strategies to phase in and achieve the *intensification* and *intensification targets*, which will include the following:

i. be based on the growth forecasts identified in this Plan **in accordance with the Ontario Population Projections published by the Ministry of Finance**;

g) Local municipalities shall prioritize planning and investment in the necessary infrastructure and public servicing.

12. Section 3.5.1.1, is renamed and modified as follows:

3.5.1.1 County **Official Plan Amendment** ~~Municipal Comprehensive Review~~

An expansion to *settlement area* boundaries will only be considered through a **County Official Plan Amendment**. ~~County municipal comprehensive review of this Plan. A County municipal comprehensive review is a County Official Plan review, which may be initiated by the County in consultation with the local municipalities or adopted at any time by Dufferin County.~~ Local municipalities, in consultation with Dufferin County, may identify a new *settlement area* or allow a *settlement area* boundary expansion where the *infrastructure* and *public service facilities* to support development are planned or available, in accordance with provincial guidance. Local municipalities are encouraged to consult with County staff to ensure applications are in conformity with the following policies and the requirements of a complete application are achieved.

A County **Official Plan Amendment** ~~municipal comprehensive review~~, for the purposes of a *settlement area* expansion, **must demonstrate that shall consider the following**:

- a) **Whether** sufficient opportunities to accommodate forecasted growth are **not** available within the County and within the existing *settlement area* within the municipality in which the *settlement area* is located, through *intensification*, *redevelopment* and in *designated greenfield areas*, using the identified *intensification target* and *density target*;
- b) **Whether** the expansion makes sufficient land available to accommodate the forecasted growth not exceeding the horizon of this Plan, while minimizing land consumption;
- c) the timing of the expansion and phasing of *development* will not adversely affect the achievement of the County's *intensification target*, and policies and the *density target* and policies for the *designated greenfield areas*;

- d) the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the application of all of the policies in this Plan, including the following:
- i. there is sufficient capacity in existing or planned infrastructure and public service facilities;
 - ii. the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;
 - iii. the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;
 - iv. the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;
 - v. key hydrologic areas and the Natural Heritage System shall be avoided where possible;
 - vi. prime agricultural areas shall be avoided where possible. To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:
 - a. **Whether the expansion into includes land in specialty crop areas is prohibited;**
 - b. reasonable alternatives to avoid prime agricultural areas evaluated, and
 - c. where prime agricultural areas cannot be avoided, lower priority agricultural lands are used.
 - vii. the settlement are to be expanded is in compliance with the minimum distance separation formulae;
 - viii. any adverse impacts the **agri-food-network agricultural system**, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;

A paragraph is added at the end of Section 3.5.1.1 as follows:

An amendment to this Plan will be required in conjunction with a local municipal official plan amendment that provides for the *settlement area* expansion.

13. Section 3.5.1.2 "Settlement Area Adjustments" is removed in its entirety.

14. Section 3.5.1.3 "Settlement Area Expansion in Advance of a Municipal Comprehensive Review" is removed in its entirety.

15. Section 3.6.2 "Employment Land Conversions" is modified as follows:

The County encourages the protection of *employment areas* and discourages the conversion of *employment areas* unless suitable justification is provided.

It is the policy of the County that:

- a) Proposals to convert lands within an *employment area* designation ~~in a local municipal official plan~~ to another type of land use will **require an Official Plan Amendment be reviewed through a municipal comprehensive review**. An amendment to this plan will ~~not~~ be required to implement an *employment area* conversion **for lands designated Employment in this plan. Lands that are designated for Employment in a local Official Plan, but not the County Official Plan, will not require a County Official Plan Amendment that is within a settlement area in a local municipal official plan.** The intent of this policy is to ensure that an adequate supply of employment land for a wide variety of employment uses is available at all times in the County.
- b) **Local municipalities in municipalities, in consultation with Dufferin County, may remove lands from *employment areas* only where it has been demonstrated that:**
 - i. **there is an identified need for the removal and the land is not required for *employment area* uses over the long term;**
 - ii. **the proposed uses would not negatively impact the overall viability of the *employment area* by:**
 - 1. **avoiding or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned *employment area* uses in accordance with policy 3.5 of the Provincial Planning Statement;**
 - 2. **maintaining access to major goods movement facilities and corridors;**
 - iii. **existing planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses; and**
 - iv. **the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.**

~~In considering a request to remove lands from an *employment area* designation, it will be demonstrated that:~~

- ~~i. there is a need for the conversion;~~
- ~~ii. the municipality will meet the employment forecasts allocated to the municipality in accordance with this Plan;~~

~~iii. the conversion will not adversely affect the overall viability of the employment area, and achievement of the *intensification target*, *density target*, and other policies of this Plan;~~

~~iv. there is existing or planned *infrastructure* available to accommodate the proposed conversion;~~

~~v. the lands are not required over the long term for the employment purposes for which they are designated; and~~

~~vi. cross-jurisdictional issues have been considered.~~

~~For the purposes of this policy, major retail uses are considered non-employment uses.~~

16. Section 3.8.1 is modified by adding a new policy f) as follows:

- f) The County will encourage local municipalities to collaborate with school boards and consider innovative approaches in the design of schools and associated child care facilities, such as schools integrated in high-rise developments, in *strategic growth areas*, and other areas with a *compact built form* to meet current and future needs.

17. Section 4.4.4 Petroleum Resources is modified as follows:

Throughout Dufferin there is a potential for the exploration, discovery, and production of *petroleum resources*. The PPS protects petroleum resources for long-term use, and generally discourages development and activities on those lands or adjacent lands that would preclude or hinder the establishment of new operations or access to petroleum resources, excepting if the resource is not feasible, or the proposed land use or development serves a long-term public interest, and issues of public health, public safety and environmental impact are addressed.

~~The extraction of *petroleum resources* is contrary to the County's Climate Action Plan and community climate goals towards net zero emissions. The extraction of *petroleum resources* contributes to and increases the risks associated with climate change, and is contrary to the long-term public interest, public health, public safety, and the environment. While no new *petroleum resources* have been identified by the Province at this time, the following policies would apply where future *petroleum resources* are identified.~~

~~It is the policy of the County that: if *petroleum resources* are identified, the development of new sites for the extraction of *petroleum resources* is not permitted:~~

- a) In areas of known petroleum resources and significant areas of petroleum resource potential, development and activities in these resource areas or on adjacent lands, which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if:
 - i. resource use would not be feasible; or

ii. the proposed land use or development serves a greater long-term public interest; and
iii. issues of public health, public safety and environmental impact are addressed.

- b) Petroleum resource operations, exploration and drilling under the Oil, Gas and Salt Resources Act will be permitted within the Prime agricultural area and rural lands provided the site is rehabilitated to the pre-activity land capacity and/or agricultural condition. Such use will minimize impacts by following Provincial Operating Standards, Provincial regulations and local planning requirements. Should the policies of Section 5.0 of this Plan, regarding development within natural heritage features or areas, affect potential petroleum activities, the Province will be consulted regarding mechanisms to evaluate the value of competing resources and ensure that if drilling occurs, potential impacts are minimized.
- c) Petroleum exploration and production under the Oil, Gas and Salt Resources Act is subject to the policies of the local municipal official plan and may require an amendment to the local municipal official plan to permit the use.

18. Section 4.4.6, policies a) and e) are modified as follows:

a) protected heritage property, which may contain ~~significant~~ built heritage resources ~~or and~~ significant cultural heritage landscapes shall be conserved;

e) planning authorities shall engage early with Indigenous communities and ~~ensure consider~~ their interests ~~are considered~~ when identifying, protecting and managing ~~cultural heritage and~~ archaeological resources, **built heritage resources and cultural heritage landscapes**.

19. Section 5.2, the first paragraph has been modified as follows:

A Natural Heritage System ~~for the Growth Plan~~ has been mapped ~~by the province~~ to support a comprehensive, integrated, and long-term approach to planning for the protection of the ~~region's~~ **County's** natural heritage and biodiversity.

20. Section 5.3 Natural Heritage Features and Functions first paragraph is modified as follows:

The County encourages the protection, restoration, or where possible, enhancement of natural heritage features and associated functions. While the location and significance of these features has yet to be determined in some cases, all of these features need to be considered when applications for *development* and *site alteration* are being evaluated. It is recognized that additional natural heritage features ~~will~~ **may** be identified by the County, local municipalities, applicable Conservation Authority's and/or the Ministry of Natural Resources ~~and Forestry~~.

21. Section 5.3.2 "Habitat of Endangered and Threatened Species" is modified by removing all references to the ~~"Ministry of Natural Resources and Forestry"~~ and replacing it with the **Ministry of Environment, Conservation and Parks**.

The *habitat of endangered species and threatened species* is not shown on Schedule E, since species and habitat information is limited or not published. *Habitat of endangered and threatened species* are listed or categorized on the Ontario ~~Ministry of Natural Resources and Forestry~~ **Ministry of Environment, Conservation and Parks** official Species at Risk list, as updated and amended from time to time. The ~~Ministry of Natural Resources and Forestry~~ **Ministry of Environment, Conservation and Parks** administers the *Endangered Species Act, 2007* (ESA) to protect and conserve species at risk and their habitats. Under the ESA, the ~~Ministry of Natural Resources and Forestry~~ **Ministry of Environment, Conservation and Parks** is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on species at risk and their habitats. The technical advice provided under the ESA supports the implementation of natural heritage policies found within the Provincial Policy Statement. For the purposes of the Provincial Policy Statement, the ~~Ministry of Natural Resources and Forestry~~ **Ministry of Environment, Conservation and Parks** is responsible for approving the delineation of *habitat for endangered and threatened species*. *Development and site alteration* will not be permitted in or *adjacent to habitat of endangered species and threatened species*, except in accordance with Provincial and Federal requirements.

22. Section 5.4.1 is modified by adding a new policy k) as follows:

k) The County encourages local municipalities to undertake *watershed planning* with the applicable conservation authorities to inform planning for sewage and water services and stormwater management, including *low impact development*, and the protection, improvement or restoration of the *quality and quantity of water*.

23. Section 6.2 is modified as follows:

The County and local municipalities will consider the potential impacts of climate change that may increase the risk associated with natural hazards, and in consideration of the policies in Section 7.6.

The County and/or local municipalities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.

Local municipal official plans will identify hazards and provide associated policies which achieve the intent of this Plan.

24. Section 6.3.1 c) is modified as follows:

c) Use of any closed waste disposal site will be in accordance with the Environmental Compliance Approval.

25. Section 6.3.5 is modified by adding a new policy h) as follows:

h) The County and local municipalities shall safeguard the long-term viability of existing or planned industrial, manufacturing, and other *major facilities* that are vulnerable to encroachment. The County and local municipalities will ensure that the *development* of adjacent *sensitive land uses* is only permitted under the following conditions:

- i. potential adverse impacts on proposed *sensitive land uses*, including but not limited to noise, vibration, emissions, and safety concerns, must be identified, minimized, and appropriately mitigated;**
- ii. the impacts of proposed *sensitive land uses* on existing or planned industrial, manufacturing, and other *major facilities* must also be minimized and mitigated to ensure these facilities can continue to operate effectively; and,**
- iii. all mitigation measures and planning decisions are consistent with provincial guidelines, standards, and procedures.**

26. Section 7.0, the first paragraph is modified as follows:

The policies of this Plan, strive to ensure the efficient and cost-effective co-ordination between the growth management framework and the provision of systems of networks and *infrastructure* so they are financially viable over their life cycle; **leverage the capacity of development proponents, where appropriate;** and **are available to** meet current and projected needs.

27. Section 7.2.1 is modified by adding a new policy e) and renumbering the subsequent policies as follows:

It is the policy of the County that:

e) The County and local municipalities will support the use of zero- and low-emission vehicles by integrating zero-emission vehicle considerations into long-term transportation planning.

f) The County and local municipalities will ensure that designated commercial areas are serviced by roads with appropriate traffic capacity and *support active transportation*.

g) The County will undertake planning studies in consultation with relevant stakeholders to identify truck routes. Through the passing of by-laws, the County and local municipalities may establish truck routes along County Roads, and other arterial roads and non-residential collector roads, thereby avoiding local roads in residential neighbourhoods, in order to protect residents from noise and corridor emission pollutants. The County and local municipalities will comply with the requirements of the *Public Transportation and Highway Improvement Act* while planning truck routes and consult with the Ministry of Transportation while planning truck routes to assess any potential impacts on the Provincial Highway system.

h) The County will maintain and encourage the protection of rail corridors for other linear uses should they become abandoned.

i ~~h~~) The County will encourage the efficient use of existing and planned *infrastructure*, including the use of *transportation demand management strategies*, where feasible.

j ~~i~~) The County supports the protection of *major goods movement facilities and corridors* for the long term, by ensuring that *development* proposed on *adjacent lands* is compatible and supportive of the long term purposes of the corridor as described in Ontario's Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe, and is designed to avoid, **or where avoidance is not possible**, mitigate or minimize *negative impacts* on and **adverse effects** from the corridor and transportation facilities.

k ~~j~~) The County will require a Transportation Impact Study for any proposal for *development* or *site alteration* in proximity to a County Road.

28. Section 7.3.1.1 "Servicing Strategy" is modified as follows:

The County requires new *development* to proceed on the basis of *municipal water services* and *municipal sewage services*, where available or planned, and local municipalities are required to co-ordinate their approach to, and timing of, the provision of water and sewage treatment through the preparation of an overall servicing strategy that will:

- a) accommodate forecasted growth in a **timely** manner that promotes the efficient use and optimization of existing:
 - i. municipal sewage services and municipal water services; and
 - ii. 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 services** are provided in a manner that:
 - i. can be sustained by the water resources upon which such services rely;
 - ~~ii. prepares for the impacts of a changing climate;~~
 - ii. ~~iii.~~ is feasible and financially viable over their lifecycle; and
 - iii. ~~iv.~~ protects human health and safety, and the natural environment, **including the quality and quantity of water; and,**
 - iv. **aligns with comprehensive municipal planning for these services, where applicable.**
- c) Promote water and energy conservation and **water-use** efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process; **and**
- ~~e) where municipal sewage services and municipal water services are not e) 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 in this plan provided that the specified conditions are met.~~
- e) Consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of *municipal water services* and *municipal sewage services* to support efficient use of these services to meet current and projected needs for increased housing supply; and,

f) be in accordance with servicing options outlined in this plan and provincial guidance.

29. Section 7.3.1.2 "Servicing Hierarchy" is modified as follows:

It is the policy of the County that:

- a) 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. **For clarity, Within settlement areas with existing municipal sewage services and municipal water services, include both centralizing servicing systems and decentralized servicing systems intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.**
- b) 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. **Approval from the Ministry of Environment, Conservation and Parks (MECP) is required for communal subsurface sewage systems under the Environmental Protection Act and Ontario Water Resources Act. Consultation with MECP is recommended when communal systems are proposed.**
- c) Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not **available, planned or feasible provided**, 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 services may only be used for infilling and minor rounding out of existing development.**
- d) The use of partial services will only be permitted in the following circumstances:
 - i. where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
 - ii. 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.
 - iii. **within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.**

30. Section 7.3.2, policy a) is modified as follows:

It is the policy of the County that:

- a) The County will **encourage require** local municipalities in their planning for stormwater management to:
 - i. **integrate planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;**
 - ii i. minimize, or where possible, prevent **or reduce** increases in **stormwater volumes and** contaminant loads;
 - iii ii. minimize changes in water balance and erosion **including through the use of green infrastructure;**
 - iv iii. not increase risks to human health and safety and property damage;
 - v iv. maximize the extent and function of vegetative and pervious surfaces; **and**
 - vi v. promote stormwater management best practices, including stormwater attenuation and re-use, and *low impact development*; **and**
 - vii. **align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.**

31. Section 7.6, policy a) is modified as follows:

It is the policy of the County that:

- a) The County and local municipalities will pursue opportunities for the development of energy supply including ~~renewable energy systems~~, electricity generation facilities and transmission and distribution systems, **energy storage systems, district energy, renewable energy systems and alternative energy systems**, to accommodate current and projected needs, and to contribute to the elimination of emissions that contribute to climate change.

32. Section 8.4 "Public Consultation and Participation" is modified as follows:

- a) The County will provide the opportunity for residents and property owners to become involved and participate in the planning process related to the implementation of this Plan in accordance with the policies of this Plan and the requirements of the *Planning Act*. The following policies will apply to public consultation and participation:
 - i. the County will use a variety of techniques to encourage the participation of the public when changes to this Plan are being considered. Subject to the requirements of the *Planning Act*, the County may establish the public consultation program it feels will best deal with the matters before it.
 - ii. the County will provide notification of any amendment to this Plan in accordance with the requirements of the *Planning Act* and may consider additional notice to ensure that the potentially affected residents in the County and adjacent Indigenous

communities are aware of the purpose and intent of the amendment. Adjacent Indigenous communities include the Mississaugas of the Credit First Nation, Six Nations of the Grand River, Chippewas of Rama First Nation, Chippewas of Beausoleil First Nation, and the Chippewas of Georgina Island.

~~iii. the County and local municipalities may pass a by-law requiring preapplication consultation on privately-initiated applications processed under the *Planning Act*.~~

iii. The County recognizes that the provisions of the *Planning Act* require it to take action on a *development application* within a prescribed period of time, subject to the application being complete and the provision of adequate information regarding the proposal being available to the public and County so that informed decisions can be made.

c) Depending on the complexity of the application and potential impacts on adjacent uses, the County ~~may consider~~ encourages a pre-consultation meeting held in a public forum to review and hear preliminary input on the proposal. ~~All additional fees for meetings will be borne by the applicant.~~

33. Section 8.5, policy a) is modified as follows:

It is the policy of the County that:

- a) The County will ensure that a coordinated, integrated and comprehensive approach is used when dealing with planning matters that transcend the boundaries of the local municipalities as well as the County, Indigenous communities, ~~and~~ other jurisdictions, **boards, and Service Managers** including:
 - i. managing and/or promoting growth and development;
 - ii. economic development strategies;
 - iii. managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
 - iv. managing infrastructure, electricity generation facilities and transmission and distribution systems, multimodal transportation systems, public service facilities and waste management systems;
 - v. managing ecosystem and watershed related issues;
 - vi. managing natural and human-made hazards;
 - vii. population, housing and employment projections for the County, **as appropriate**; and
 - viii. addressing housing needs in accordance with **provincial housing policies and plans, including those that address homelessness policy statements issued under Section 3 of the Planning Act.**

34. Section 8.6.1, the third paragraph is modified, and policy x. is edited as follows:

Local municipal official plan amendments may be exempt from County approval where permitted by Ontario Regulation 699/98 and by County by-law, and where they are of local significance and no County interest is adversely affected. Copies of the official plan amendment application and other information will be forwarded to the County in accordance with the *Planning Act*. Consultation with the County is **required encouraged** to identify whether a local municipal official plan amendment may be exempt from County approval. Local municipal official plan amendments impacting any one of the following areas are not eligible for exemption:

x. applications which are not consistent with the **Provincial Planning Statement, 2024 Provincial Policy Statement or do not conform to the Growth plan for the Greater Golden Horseshoe.**

35. Section 8.7, the heading and third paragraph are modified as follows:

8.7 Pre-Application Consultation and Complete Application Requirements

Local municipalities may establish ~~more specific requirements~~ **suggested guidelines** for pre-consultation and *complete application* requirements in their local municipal official plans, consistent with the policies of this Plan and the *Planning Act*.

36. Section 8.7.1 is modified as follows:

8.7.1 Optional Pre-Application Consultation

If a person or public body files an application to amend the County Official Plan, local municipal official plan or zoning by-law, or files an application for approval of a draft plan of subdivision/condominium, consent or minor variance, or files an application for a land located on a County road, a regional or provincial road within the County, the person or public body is **required encouraged** to consult with the local municipality and the approval authority, in addition to the applicable Conservation Authority and the Niagara Escarpment Commission, ~~where required~~, prior to submitting a formal application in order to determine the information required to support the application, as set out in this Section and in accordance with **Section 22(3.1) and 51(16.1) of the *Planning Act*.**

37. Section 8.7.2 is modified as follows:

~~The County will not accept any application for which a person or public body has not consulted with County Staff. When the pre-application consultation process for a proposed development approval application identifies the~~ **Where there is a need for** one or more supporting studies, the application will not be considered complete for processing purposes until the required supporting studies, information and materials are prepared and submitted to the approval authority. Notification of a *complete application* will be given to the applicant and all other parties by the approval authority in accordance with the *Planning Act*.

38. Section 8.7.3 policies b), c) and d) are modified as follows:

b) Applicants seeking *development* approval ~~will be advised~~ **should be aware** of the required supporting studies, information and materials **prior to submitting an application, as part of the pre-application consultation process** or if subsequently deemed necessary, prior to scheduling a prescribed public meeting.

c) During ~~the an optional~~ pre-application consultation process for a County Official Plan amendment, local municipal official plan amendment, local municipal zoning by-law amendment, draft plan of subdivision/condominium, or consent application, the applicant may be ~~required-requested~~ to submit any of the following information and supporting studies at the time of the submission of an application, in accordance with the policies outlined in this Plan and the local municipal official plan and/or accepted professional standards and/or guidelines as applicable:

d) Supporting studies may vary in scope, depending upon the size, nature and intent of the *development* approval application and the site's land use planning context. Applicants of *development* approval applications ~~will be advised by~~ **should seek the advice of** the approval authority of the required supporting study contents ~~during the pre-application consultation process~~.

39. Section 8.8.2 "Definitions". Modify and or add the following definitions as defined in the PPS, 2024:

- Additional needs housing
- Adjacent or Adjacent lands
- Adverse effects
- Agricultural condition
- Agricultural impact assessment
- Agricultural system
- Agricultural uses
- Agri-food network
- Archeological resources
- Areas of archaeological potential
- Built heritage resources
- Complete communities
- Conserved
- Cultural heritage landscape
- Deposits of mineral aggregate resources
- Designated Greenfield area
- Development
- Employment area
- Energy storage system
- Fish habitat
- Flooding hazard
- Flood proofing standard
- Freight-supportive
- Habitat of endangered species and threatened species

- Hazardous forest types for wildland fire
- Heritage attributes
- Housing options
- Impacts of a changing climate
- Infrastructure
- Intensification
- Low impact development
- Major goods movement facilities and corridors
- Minerals
- Multimodal
- Municipal sewage services
- Municipal water services
- Negative impacts
- Petroleum resource operations
- Petroleum resources
- Planned corridors
- Prime agricultural area
- Protected heritage property
- Provincial and federal requirements
- Provincial and federal requirements
- Public service facilities
- Reserve sewage system capacity
- Reserve water system capacity
- Residence surplus to a farming operation
- Sensitive
- Settlement areas
- Significant
- Site alteration
- Special policy area
- Specialty crop area
- Strategic growth areas
- Surface water feature
- Threatened species
- Transit supportive
- Urban agriculture
- Watershed planning
- Water resource systems
- Wildland fire assessment and mitigation standards

The term "Designated Greenfield area" is modified as follows:

Designated Greenfield area: Lands within settlement areas (not including rural settlements) but outside of delineated built-up areas **or lands added to settlement areas** that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this plan. Designated greenfield areas do not include excess lands.
(~~Source: Growth Plan for the Greater Golden Horseshoe, 2020~~)

Dated at Toronto this ____31st____ day of ____July____, 2025



Sean Fraser, Assistant Deputy Minister
Municipal and Housing Operations Division
Ministry of Municipal Affairs and Housing