

Policy Theme Areas	Current PPS Policies (“shall have regard to”)	Proposed PPS Policies (“shall be consistent with”)	Regional Official Plan Policies	Staff Comment
Managing Growth and Promoting Settlement Areas	• Boundary expansions permitted onto prime agricultural lands only with justification. • General policies for managing and directing growth.	• Intensification, redevelopment and infill of employment, residential and other lands prior to expanding onto greenfields. • Boundary expansions only at time of comprehensive municipal review. • Prohibit expansions onto specialty crop land. • Upper-tier role to direct growth including allocating population, housing and employment projections for lower-tiers. • Recognition of linkages to provincial plans.	• The Community Building policies state that the majority of growth will be directed to designated urban areas. • Target of a minimum of 20 percent of the forecasted population increase to be accommodated in the existing built-up portions of urban areas, towns and villages. • New development to be in keeping with the centres and corridors policies of the OP.	• Staff generally support the changes but Province needs to help define priority growth areas. • Revisions are consistent with the Region’s policies and go further to providing direction for new growth. • Population and employment projections already provided by the Region – direction is consistent with ROP. • Revisions will reduce pressure for urban boundary expansions between 5-year reviews of the ROP. • Priority growth areas should be defined by province in keeping with regional and local priorities.

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Revitalizing Brownfields / Intensification	• Provide opportunities for intensification and redevelopment in areas with sufficient infrastructure, but not required prior to boundary expansions • Brownfields not specifically recognized • Contaminated lands viewed mainly as hazards to human health • No targets for intensification/density	• Identify brownfields as opportunities for redevelopment • Intensification of existing built-up areas and brownfields development prior to expanding into greenfield areas where possible • Upper-tier municipality to set targets for intensification / minimum densities • All municipalities to permit / facilitate all forms of intensification / redevelopment • Plan infrastructure to support priority growth areas	• As older areas begin to redevelop, consideration is given to reuse of older buildings and intensification that supports the centres and corridors policies of the ROP.	• Staff generally support the changes but more needs to be done to encourage intensification. • Revisions to PPS provide clearer direction and provide the impetus for encouraging the redevelopment of brownfield sites and for setting intensification and infill targets in the ROP. • There is a need for stronger policy towards a streamlined system to facilitate development and intensification programs in priority growth areas.

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Transit-Supportive Land Use Patterns	- Support transit-supportive densities - Support multi-modal transportation systems - Protect transportation corridors	- Promote transit-supportive land use patterns including density / intensification targets - Direct new development to areas well-served by transit - Provide housing / jobs in close proximity to one another - Focus travel intensive land uses on transit corridors - Link transportation and growth planning - Protect strategic future transportation corridors and preclude incompatible uses within them - Upper-tiers to set minimum densities for transit corridors	- To plan communities based on increasing public transit use to the 30-year target of one third of all peak period trips. - To support transit by minimizing the walking distance to existing and anticipated transit stops. - Locating higher-density urban development adjacent to transit routes. - To promote a road pattern that supports the linking of adjacent development with transit routes. - Identify higher-density, mixed-use centres and corridors that are/will be key transit routes.	Staff supports the changes but Province leaves the definition of minimum densities to the upper-tier municipalities – Province must work with municipalities to set and support these targets. - The proposed changes come a long way in providing the Region with the tools to implement an efficient public transit system. - The definition of priority growth areas could assist with establishing minimum densities - ROP is currently very supportive of transit-oriented land development. - Proposed PPS will lend support to ROP policies. - PPS does not address financial

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<i>Transit-Supportive land use changes continued</i> Employment Lands	- Long-term (20-year) planning horizon to include sufficient land for industrial, commercial and other uses to promote employment opportunities - Well-being of downtowns and mainstreets to be maintained	- Ensure adequate supply of land and opportunities to accommodate range/mix of industrial, commercial and other employment uses to meet long-term needs - Vitality and viability of downtowns and mainstreets to be maintained - Maintain diversified economic base and range and choice of employment lands - Focused investment through identification of priority growth areas and corresponding coordination / allocation of employment projections - Support jobs / housing balance in communities	- The Region will work together with the local municipalities to monitor the location, type and characteristics of business and the supply of serviced lands for new business. - Work towards ensuring that a diversity of appropriate sites are available, that are adequately serviced by essential infrastructure. - Require a Region-wide retail impact analysis of all proposals in excess of 30,000 sq.m. in GFLA.	incentives to change development patterns. Staff generally supports the changes but ROP does this already. - Critical infrastructure needs to be accommodated to support growth – the current EA process for essential public infrastructure must be revisited. - Intensification and employment/residential targets and mix should be identified. - Identifying priority growth areas and directing attention to main streets and downtowns are positive steps. - More specificity required with respect to the tools that can be used to ensure a vital downtown and what is an appropriate range/mix of

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<i>Employment Lands continued</i>				employment uses.
Air Quality/Energy	- No policies on air quality - Support energy conservation	- Transit supportive land use patterns - Provide housing / jobs in close proximity - Focus travel intensive uses on transit corridors - Support urban greening - Support alternative energy systems and conservation	- Promote a transit-supportive urban structure. - Undertake tree planting and landscaping along Regional roads and at facilities to improve air quality.	Staff generally supports the changes - Policies and programs already in place to undertake this at the Regional level. - Need strong Provincial leadership to assist in implementing these policies.
Housing	- Encourage housing forms and densities designed to be affordable to moderate and lower income households - No target - No definition of affordable	- Require municipalities to set minimum targets for the provision of housing which is affordable to low and moderate income households - Define “affordable” - Permit and facilitate special needs housing	- Require that a minimum of 25% affordable new units across the Region - Establish common urban density targets with local municipalities. - Definition of term “affordable”. - Region has undertaken a housing strategy.	Staff generally support the changes see report details regarding additional changes required - Financial assistance and/or tools need to follow to support implementation. - More detail and specificity required with respect to “affordability” and targets. “Second suite” issue needs to be

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<i>Housing continued</i>				addressed.
Preserving Greenspace	• Protect significant natural heritage features • Support planning for recreation	• Protect more significant natural heritage features including coastal wetlands, additional wetlands on Canadian Shield and habitat of endangered and threatened species • Support urban greening • Support planning for recreation / tourism and natural heritage systems	• Identification, protection and restoration of the Regional Greenlands System. • Region has undertaken a Greening Strategy completed. • Policy requires the completion of an environmental evaluation of impacts within or in close proximity to Greenlands. • Direct new settlement areas or major land use changes away from the Greenlands System. • Regional Securement Strategy formulated and in implementation	• Staff support the direction but recommend changes. • Policies relating to natural features protection are generally insufficient to protect remaining features in a rapidly urbanizing area like the GTA. • Natural Heritage systems “shall” be maintained instead of “should” in the preamble would be stronger. • Wetland protection south and east of the Canadian shield – suggest remaining identified wetlands are no development or site alteration areas and add minimum 30 metre no development MVPZ with study of impacts within 120

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Preserving Greenspace <i>continued</i>				metres if development proposed. - No assistance to municipalities in protecting Tableland Woodlands. - Definitions of “significant” generally limited to those elements of Provincial interest – suggest that the definitions be either according to the Province or according to a comprehensive study conducted by the upper tier municipality in consultation with the Province. - Protection of significant woodlots. - Protection of mid-reach rivers.
Water	Protect quality and quantity of ground water and surface water and function of sensitive areas	- Use watersheds as basis for planning - Maintain watershed integrity - Protect surface and ground water features,	Cooperate with area municipalities and conservation authorities in the preparation of watershed planning.	Staff generally support the changes but already undertakes the tasks.

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<i>Water continued</i>		functions and drinking water supplies - Identify vulnerable areas - Promote conservation and appropriate stormwater management - Restrict development and site alteration in sensitive areas - Address cross boundary impacts	- Monitor quality and quantity of groundwater systems to identify sensitive areas and development constraints. - Discourage development in the floodplain. - Protect and enhance habitat in cooperation with the area municipalities and the conservation authorities.	But policies (section 2.2.) but must rationalize and include reference and requirements from source water protection work on-going at the provincial level.
Agriculture	Protect prime agricultural areas and specialty crop lands while non-agricultural uses permitted when justification provided	- Strong protection for specialty crop lands including prohibiting growth expansion onto these lands and prohibiting non-agricultural uses - Protect prime agricultural areas - Strictly limit redesignation of prime agricultural lands to other uses - Prohibit residential lot creation on these lands	- Designate an Agricultural Policy Area to protect the Region’s agricultural lands. - Infilling of non-farm development not permitted – farm related uses permitted only where they cannot be accommodated in settlement areas. - Discourage the removal of top soil. - Waste disposal sites shall not be permitted	Staff generally support the changes. - Province needs to lead in the implementation of the GTA Agricultural Action Plan.

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<i>Agriculture continued</i>			in the Agricultural Policy Area.	
Culture and Archaeology	- Significant built heritage resources and landscapes will be preserved. - Development may be permitted if significant archaeological resources have been removed and documented or preserved on site.	- Significant built heritage resources will be conserved. - Development may be permitted on lands containing or adjacent to significant archaeological resources if said resources have been removed and documented or preserved on site.	- Encourage the preservation and documentation of cultural heritage resources. - Ensure that secondary planning studies identify cultural heritage resources and a means to conserve significant finds.	Staff support the changes but ROP does this already.
Mineral Aggregate resources	- Mineral resources will be protected for the long-term. - Mineral resource operations will be protected from activities that would hinder use or expansion. - Progressive rehabilitation will be required.	- Demonstration of need for mineral aggregate resources will not be required. - Operations will be protected from activities that would hinder use or expansion. - Progressive rehabilitation will be required.	- Protect resource areas. - Protect resource areas from incompatible land uses. - Ensure that impacts on the environment and public are minimized.	Staff disagree with the proposed change to eliminate the requirement to demonstrate the need.