

Provincial Policy Statement, 2020: Policy Highlights



The following is a high-level summary of key changes in the PPS, 2020 from the PPS, 2014. It should not be relied upon as a substitute for specialized legal or professional advice in connection with any matter. The Ministry does not accept legal responsibility for its contents or for any consequences, including direct or indirect liability, arising from its use.

Increasing Housing Supply & Mix	Land Supply Requirements	<ul style="list-style-type: none"> Long term Planning Horizon: Increased from 20 to 25 years [1.1.2] Housing Land Supply: Increased from 10 to 15 years [1.4.1(a)] Serviced Residential Land Supply: 3-year supply continued with new policy enabling single / upper-tier municipalities to increase requirement to up to 5 years) [1.4.1(b)] <p><i>Projection Methodology Guideline is being reviewed to support municipal land needs forecasting outside the Greater Golden Horseshoe (GGH); land needs forecasting in the GGH is guided by Land Needs Assessment Methodology for the Greater Golden Horseshoe issued May 4, 2018</i></p>
	Phasing and Form of Development	<ul style="list-style-type: none"> Policies 1.1.3.6 (compact form / mix of uses and densities) and 1.1.3.7 (phasing of development) changed from “shall” to “should” to increase flexibility for decision-making
	Transit-Supportive Development & Air Rights	<ul style="list-style-type: none"> New policy for transit-supportive development and prioritizing intensification in transit areas. This could include potential air rights development near transit corridors and stations [1.1.1(e), 1.1.3.3, 1.4.3(e), 1.8.1(e), definition of transit-supportive]
	Settlement Area Boundary Expansions	<ul style="list-style-type: none"> New policy for boundary adjustments outside the comprehensive review process [1.1.3.9] Clarification that the level of detail of a comprehensive review can correspond with the complexity and scale of a boundary expansion [1.1.3.8] In addition to existing criteria, justification for boundary expansions needs to consider and satisfy market demand [1.1.3.8(a)]
	Housing	<ul style="list-style-type: none"> New direction for planning authorities to address both “market-based” and “affordable housing” needs [1.1.1(b), 1.4.3] New requirement for planning authorities to demonstrate there are not sufficient opportunities “to accommodate growth and satisfy market demand” before identifying or expanding a settlement area [1.1.3.8(a)] New definition for “housing options” New references to meeting “needs arising from demographic changes” and “employment opportunities” [1.4.3(b)1] New requirement to align affordable housing targets in official plans with housing and homelessness plans [1.4.3(a), 1.2.1(h)] Revised definitions of “public service facilities” and “special needs” include specific focus on long-term care homes, as well as the addition of “adaptable and accessible housing” in the “special needs” definition



Protecting the Environment & Public Safety	Climate Change Resilience	<ul style="list-style-type: none"> Enhancements in various policies require planning authorities to prepare for the impacts of climate change [Vision, 1.1.1(i), 1.1.3.2(d), 1.6.1, 1.6.6.1(b), 1.6.6.7(c), 1.8.1, 2.2.1(c), 3.1.3] New definition for “impacts of a changing climate”
	Stormwater Management	<ul style="list-style-type: none"> New policy requiring planning authorities to integrate stormwater planning with planning for sewage and water services, ensure optimization, feasibility and financial viability of systems, and prepare for the impacts of a changing climate [1.6.6.7(a)] Enhanced direction for mitigation of risks to human health, safety, property and the environment [1.6.6.7(d)] Additional references for green infrastructure (e.g., permeable surfaces) [1.6.6.7(c)]
	Natural Hazards	<ul style="list-style-type: none"> Acknowledge the role of the province, planning authorities and conservation authorities in working together to mitigate risks associated with natural hazards, including the impacts of a changing climate [Section 3 Preamble] New direction to ensure natural hazards policies are considered when locating infrastructure and public service facilities [1.6.4] Clarification of the role of existing technical guides when directing development away from hazardous lands [3.1.1] <p><i>Protecting People and Property: Ontario's Flooding Strategy, was released March 9, 2020, and outlines steps the Ontario government will take with partners to make Ontario more resilient to flooding</i></p>
	Excess Soil	<ul style="list-style-type: none"> New policy encouraging planning authorities to support on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment [3.2.3]
Reducing Barriers & Costs	Minerals Aggregates	<ul style="list-style-type: none"> Revised policy to clarify that, where the Aggregate Resources Act applies, the depth of extraction for both new and existing mineral aggregate operations is regulated only by processes under that Act [2.5.2.4]
	Cultural Heritage Resources	<ul style="list-style-type: none"> New policy for planning authorities to engage with Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage and archaeological resources [2.6.5] Updates to various definitions: cultural heritage landscape, areas of archaeological potential, built heritage resource, conserved, heritage attributes, significant
	Housekeeping (Energy, Waste Management)	<ul style="list-style-type: none"> Revisions to policies 1.6.11.1 and 1.7.1(j) to support a broad range of energy types and opportunities for increased energy supply Policy 1.6.10.1 revised by removing language (“planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion”)



Supporting Rural, Northern & Indigenous Communities	Rural Lands	<ul style="list-style-type: none"> Deletion of term “limited” used in PPS, 2014 in reference to residential development – revised policy promotes rural residential development that is locally-appropriate [1.1.5.2(c)] Clarification that residential development on rural lands includes lot creation [1.1.5.2(c)]
		<i>MMAH will update Additional Residential Units Info Sheet (Second Units Info Sheet) and develop implementation guidance to support implementation of policy changes</i>
	Sewer and Water	<ul style="list-style-type: none"> Clarification that servicing hierarchy is not “rigid” [1.6.6.1(e)] Identification of public interest rationale for the servicing hierarchy [1.6.6.2] Clarification that individual on-site services may be used in settlement areas for infilling and minor rounding out of existing development where municipal and communal services are not available, planned or feasible [1.6.6.4] New policy promoting assessment of long-term impacts of servicing on the health and character of rural settlement areas and the feasibility of moving to other forms of servicing at the time of the Official Plan review or update [1.6.6.4] More flexibility for “infilling and minor rounding out” on partial services where these have been provided to address failed services and subject to specified tests [1.6.6.5]
	Agriculture	<ul style="list-style-type: none"> New policy encouraging the use of an agricultural system approach - a voluntary, flexible approach which considers both the agricultural land base and the agri-food network which includes infrastructure and assets that are important to the viability of the agri-food sector [2.3.2] New definitions for “agricultural system” and “agri-food network” Revised definition of “on-farm diversified use” sets out that ground mounted solar facilities are permitted in prime agricultural and speciality crop areas only as an on-farm diversified use
	Indigenous Engagement	<ul style="list-style-type: none"> Enhancements in Vision recognizing unique relationship of Indigenous communities with the land and resources and promoting meaningful engagement New policy for planning authorities to engage with Indigenous communities, coordinate on land use planning matters, and consider their interests when identifying, protecting, and managing cultural heritage and archaeological resources [1.2.2, 2.6.5] Indigenous communities are added to the list of bodies the Province will engage with when developing performance indicators [4.8]



Supporting Certainty & Economic Growth	Employment Planning	<ul style="list-style-type: none"> ▪ New policy encouraging planning authorities to facilitate conditions for economic investment [1.3.1(c)] ▪ Enhanced policy supporting mixed-use development, where appropriate [1.3.1(a), (d)] ▪ New policy encouraging planning authorities to assess locally-identified employment areas to ensure designations are appropriate at the time of the Official Plan review or update [1.3.2.2] ▪ New policy requiring planning authorities to plan for an appropriate transition between employment areas and adjacent non-employment areas [1.3.2.3] ▪ New policy requiring planning authorities to prohibit residential and prohibit or limit sensitive land uses that are not ancillary to the primary employment uses in employment areas planned for industrial / manufacturing uses [1.3.2.3] ▪ New policy setting out tests for conversion of land in employment areas outside comprehensive review process [1.3.2.5]
	Land Use Compatibility	<ul style="list-style-type: none"> ▪ Policy 1.2.6 changed from encouraging to requiring e.g. “should” to “shall” and enhanced with new reference “to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects” [1.2.6.1] ▪ Enhanced “major facilities” definition includes manufacturing uses ▪ New tests for approval authorities when sensitive land uses are proposed adjacent to existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment uses [1.2.6.2]
	Infrastructure Planning	<ul style="list-style-type: none"> ▪ Clarifications to various policies set out that planning for infrastructure needs to be integrated with growth management and land use planning [1.6, 1.1.1(e), 1.2.1(a)] ▪ Definition of “planned corridor” enhanced to include Metrolinx, Ministry of Energy Northern Development and Mines, and the Independent Electricity System Operator ▪ New policy encouraging the co-location of linear infrastructure [1.6.8.5]

Questions can be directed to one of the regional offices of the Ministry of Municipal Affairs and Housing:

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Municipal Services Office North (Sudbury) Suite 401, 159 Cedar St., Sudbury, P3E 6A5 General Inquiry: 705-564-0120 Toll Free: 1-800-461-1193 Fax: 705-564-6863	Municipal Services Office North (Thunder Bay) Suite 223, 435 James St S., Thunder Bay, P7E 6S7 General Inquiry: 807-475-1651 Toll Free: 1-800-465-5027 Fax: 807-475-1196	