

Appendix A – Proposed Amendments to City of Barrie Official Plan 2051 (May 2024)

Development Services - Strategic Initiatives, Policy & Analysis

The proposed City initiated amendment to the Official Plan is to ensure the Plan is consistent with the new Provincial Planning Statement, 2024 (PPS 2024), which came into full force and effect on **October 20, 2024** ([Provincial Planning Statement, 2024 | ontario.ca](#)). This amendment will delete all document references to the Provincial Policy Statement, 2020 (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (Growth Plan), and replace the text, if indicated, by inserting Provincial Planning Statement, 2024 (PPS 2024).

The proposed amendments to the policies of the Official Plan are drafted as outlined in the chart below, with ~~strike-thru~~ deletions and **bold** additions. Unless otherwise noted, any amendments recommended to Section 10.2 Definitions to better reflect PPS 2024 will not significantly impact the intent of the Official Plan policies. The **Step 2 – Review of Growth Objectives** is intended to be a future action by staff which could result in proposed changes to the Official Plan being brought forward for consideration at a later date and will not form part of this Official Plan Amendment.

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
1.	The Foundation of this Plan	The Plan is prepared in accordance with Ontario’s Planning Act. The Plan was adopted by City Council on March 7, 2022 and approved as modified by the Minister of Municipal Affairs and Housing (MMAH) on May 16, 2024. Various background studies and reports form the basis of this Plan. The Plan also incorporates numerous municipal strategic priorities and addresses matters of provincial interest. Barrie’s Plan within the Province’s Framework Barrie’s Official Plan is in alignment with the Municipal Act, 2001, which provincially grants Ontario municipalities their authority to govern. It is also in alignment with the Planning Act, R.S.O. 1990, c. P. 13. ("Planning Act"), which is the Province’s main rulebook for land use planning in Ontario. Since 2010, when the last Official Plan for the City was approved, the Government of Ontario has also introduced a number of initiatives directed at managing growth in Southern Ontario. These include the Provincial Policy Statement, 2020, A Place to Grow: Growth Plan for the	

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
		Greater Golden Horseshoe, 2019, as amended (Growth Plan), and the Provincial Planning Statement, 2024, (PPS 2024) which replaces both these strategic documents. The Lake Simcoe Protection Plan, 2009, (LSPP) responds to a provincial mandate to better protect water resources and natural heritage and address natural hazards in the Lake Simcoe watershed. The South Georgian Bay Lake Simcoe Source Protection Plan, 2015, governs the untreated water from rivers, lakes and underground aquifers. These newer growth initiatives are to be implemented in coordination with the Lake Simcoe Protection Plan, 2009, (LSPP) that responds to a provincial mandate to better protect water resources and natural heritage and address natural hazards in the Lake Simcoe watershed and the South Georgian Bay Lake Simcoe Source Protection Plan, 2015, that governs the untreated water from rivers, lakes and underground aquifers. and plans have significant implications for the future of the City and the policies of this Plan. In particular, they will influence how Barrie grows and develops during the planning horizon to 2051. Provincial Planning Statement, 2024 The Provincial Planning Statement (PPS 2024) provides direction on matters of provincial interest related to land use planning and development. The City’s Official Plan must be “consistent with” the PPS 2024. The PPS 2024, gives provincial policy direction on key land use planning issues that affect communities, such as: • building more housing where it’s needed • making land available for development • creating opportunities for economic development and job creation • highlighting the importance of a designed ‘Employment Area’	

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
		- planning for the appropriate transportation, water, sewer, and other infrastructure necessary to accommodate current and future needs - protecting the environment and important resources including farmland, water, archaeology, cultural heritage, mineral aggregates, and petroleum - protecting people, property, and community resources by directing development away from natural or human-made hazards, such as flood prone areas Additionally, the Plan identifies twenty-nine (29) large and fast-growing municipalities with the greatest need for housing and includes specific policies for these municipalities. The City of Barrie is recognized on the list of Large and Fast-Growing Municipalities in the province. A Place to Grow: Growth Plan for the Greater Golden Horseshoe The Growth Plan provides the foundation for a long-term growth management approach for the Greater Golden Horseshoe. The Growth Plan has policies that guide decisions on a wide range of issues including transportation, infrastructure planning, land use planning, urban form, housing, natural heritage and resource protection. The Plan is required to conform to the Growth Plan. Further, the Growth Plan requires that municipalities use a prescribed Land Needs Assessment Methodology (LNAM) when planning to accommodate growth as per Schedule 3 of the Growth Plan. By following the LNAM, a Land Needs Assessment Report was produced. This report dictates how much urban land must be added, by expanding the settlement area boundary, to accommodate the forecasted population and employment growth. The Plan provides direction for the management of growth in Barrie. In the Growth Plan, for the Simcoe Sub-area, Barrie is identified as the principal primary settlement area and Downtown Barrie is identified as the only Urban Growth Centre (UGC). The Growth Plan forecasts a	

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
		population of 298,000 and corresponding local employment base of 150,000 jobs by the year 2051.	
2.	2.3.4 c) and d)	Major Transit Station Areas (MTSA's) c) Development within the Allandale Major Transit Station Area shall: i) Help achieve an average minimum density target of 430 150 persons and jobs per hectare (refer to Section 2.4.2.1 for calculation instructions); and, d) Development within the Barrie South Major Transit Station Area shall help achieve an average minimum density target of 445 150 persons and jobs hectare (refer to Section 2.4.2.1 for calculation instructions).	
3.	2.3.5	Employment Areas To continue Barrie's success in attracting jobs and demand for serviced employment lands, Employment Areas are dedicated to clusters of industry, business and economic activity. Employment Areas are identified on Map 1 of this Plan. The corresponding land use designations within Employment Areas are found on Map 2. The following policies shall apply to Employment Areas in the city, in addition to the associated land use designations and other applicable policies of this Plan: a) Employment Areas will support economic activity in Barrie by supplying land for a range of industrial, manufacturing, warehousing, major office and, where appropriate, retail, major retail, commercial and other ancillary/accessory uses.	Revised to be consistent with the new definition of Employment Area. Investigate proposed target of 31 jobs per hectare noted in section 2.3.5 g) New development within Employment Areas shall be planned to achieve an average minimum density of 31 jobs per hectare., to ensure it reflects the range of uses permitted under the new Employment Area definition.

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
		e) Employment Area lands designated for non-industrial uses shall accommodate employment uses that support the industrial uses and shall act as a buffer to sensitive land uses and non-Employment Areas. e) Employment Area lands near Duckworth Street/Bell Farm Road, as shown on Map 1, will in part be planned via the Strategic Employment and Economic District (SEED) designation to support non-industrial economic and employment functions. These lands shall provide for clusters of economic activity that foster innovation, business incubation and acceleration (see Section 2.6.8 for SEED policies). h) Lands within Employment Areas are subject to the conversion policies and provisions of the Planning Act, the Growth Plan, the Provincial Policy Statement, and this Plan. The conversion of Employment Area lands to non-employment uses outside of a municipal comprehensive review is not permitted. i) Employment Areas shall be planned, through appropriate plans of subdivision or other planning processes under the Planning Act, to provide a range of parcel sizes and street patterns to maintain the flexibility needed to attract a variety of businesses and allow for redevelopment and intensification.	
4.	2.4	Growth Management Growth in Barrie shall be managed in conformity with the Province's Growth Plan, consistent with the PPS 2024 while also staying true to the community vision, founding principles and "one city, one vision, one plan" philosophy outlined in Section 1.	Investigate and confirm population targets per the parameters of PPS 2024, and more specifically for Built-Up Area vs. Designated Greenfield Area with repeal of the Growth Plan.
5.	2.4.2.1	City-Wide Growth Management Policies a) The City shall plan to accommodate a population of 298,000 people and 150,000 jobs	Refer to modifications made to Section 7.3.6

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
		by the year 2051, as per Schedule 3 of the Growth Plan. e) Unless otherwise specified, all minimum density targets given in Sections 2.3 and 2.4 are measured using the metric of persons and jobs per gross hectare, as per the Growth Plan. Gross land area is the total land area excluding the following: h) Employment Area land conversions may only be considered in accordance with Section 7.3.6 of this Plan, as appropriate.	
6.	2.6.8	Strategic Employment and Economic District (SEED)	Evaluate the reference to the term Employment
7.	2.6.8.2	Land Use Policies b) Lands in the SEED designation within a Strategic Growth Area are envisioned to be mixed use to support existing or emerging industry clusters. A combination of two or more permitted uses, either within one building or in multiple buildings, is encouraged on the same property or parcel. d) For those lands designated SEED within an Employment Area, while the ground floor of buildings shall be primarily used for non-industrial economic and employment functions, an additional mix of uses may be supported on upper levels. q) i) Co-ordinate on land use planning matters, in accordance with the Provincial Policy Planning Statement (2024); and,	A SEED cannot be located in an Employment Area under the new definition as mixed use is encouraged. Residential land uses are not permitted in the Employment Area designations, or in the new Business Commercial designation to ensure the future use of lands is not compromised by the proximity of a sensitive land use.
8.	2.6.9	Employment Area – Non-Industrial Business Commercial The Employment Area – Non-Industrial designation applies to certain lands within Employment Areas shown on Map 1. Lands designated Employment Area – Non-Industrial	Delete and replace all references to the ‘Employment Area – Non-Industrial’ designation with ‘Business Commercial’ as the permitted uses in this designation do not fit the

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
		Business - Commercial are intended to support Barrie’s economic competitiveness by primarily facilitating a wide range of non-industrial employment uses that either support industrial-type uses, serve the general public, or create new economic development opportunities. To maintain the flexibility of Barrie’s Employment Areas, industrial type uses may also be accommodated on lands designated Employment Area – Non-Industrial. Development on lands designated Business Commercial Employment Area – Non-Industrial on Map 2 is subject to the following policies, and any other applicable policies of this Plan.	parameters of the new Employment Area definition.
9.	2.6.9.1	Permitted Uses A range of employment, commercial and institutional uses shall be permitted in areas designated as Business Commercial Employment Area – Non-Industrial , such as:	
10.	2.6.9.2	Land Use Policies b) The Employment Area – Non-Industrial designation shall only be used on lands within the Employment Area shown on Map 1. c) The Employment Area – Non-Industrial Business Commercial designation shall preferably be located on the periphery of Employment Areas shown on Map 1 and in close proximity to lands designated Commercial District. g) Major retail, retail and/or commercial uses that existed prior to the implementation of this Plan may be permitted to expand, change, and redevelop as follows:	Examine if the preferred location of the Business Commercial solely on the periphery of Employment Areas remains applicable. .

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
		i) In accordance with the Commercial District policies and permitted uses in Section 2.6.5, excepting for residential uses, which are not permitted within the Employment Area – Non-Industrial Business Commercial designation; and/or, h) Any retail use with a drive-thru service may be accommodated on lands designated Employment Area – Non-Industrial Business Commercial, subject to both the Zoning By-law and any specific locational restrictions that may be applied from time-to-time to ensure minimal impacts of traffic congestion and prevent traffic queues on the street. i) Sensitive land uses permitted in the Employment Area – Non-Industrial Business Commercial designation shall be located at least 70.0 metres from lands designated Employment Area – Industrial as required by provincial guidelines. shall only be permitted in accordance with the Employment Areas compatibility policy Section 2.3.5 l) this Plan and shall not include residential uses. j) Development proposing sensitive land uses shall only be permitted in accordance with the Employment Areas compatibility policy of this Plan	
11.	2.6.10.1	Employment Area – Industrial Permitted Uses g) Other Ancillary uses supporting a primary industrial use subject to the Zoning By-law; h) Subject to the Zoning By-law, non-industrial service-based uses; and, i) Office (excluding major office).	Update to permitted uses in the Employment Area – Industrial designation to reflect the new Employment Area definition.

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
12.	2.6.10.2	Land Use Policies a) The Employment Area – Industrial designation will not be applied to lands outside of an Employment Area as identified on Map 1. g) A new retail or commercial use, such as a restaurant as part of a multi-tenanted building, may be permitted within the Employment Area – Industrial designation if it is ancillary or accessory to the primary use in function and no larger than 25% of the gross floor area of the building/structure within which it exists. i) Subject to the Zoning By-law, a greater range of non-industrial service-based uses such as recreational and sports facilities may be permitted in areas adjacent to residential lands. If the use is in a building/structure, it must be no larger than 25% of the gross floor area of that building/structure. j) Notwithstanding the definition of Employment Area, retail and commercial uses that lawfully existed in Employment - Industrial areas prior to the implementation of this Plan may be permitted to expand and/or change tenants to a similar type use, change, and redevelop.	Evaluate instances of the Employment Area designation being applied outside of the Employment Area identified on Map 1. Unless otherwise noted, new retail, commercial and office uses are longer permitted uses in the Employment Area – Industrial designation. Transition policy Section 2.6.10.2 j) as amended better aligns with the new definition of Employment Area. Section 9.3 c) also speaks to transition of commercial uses in the Employment Area – Industrial designation. To ensure clarity moving forward, Staff recommended deletion of Section 9.3 c).
13.	2.7.5	v) A planning justification report which addresses, at a minimum, consistency with the Provincial Policy Planning Statement (2024), conformity with the Growth Plan, potential land use conflicts (including dust and noise) with adjacent land uses, the Lake Simcoe Protection Plan and South Georgian Bay Lake Simcoe Source Protection Plan where applicable, and any other matters deemed necessary;	
14.	5.5.2.6	Sub-watershed Planning	Consider adding policy as it relates PPS section 4.2 related to watershed planning, in coordination with the LSRCA and NVCA.

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
15.	6.5.1.2	i) As a significant groundwater recharge area by any public body for the purposes of implementing the Provincial Policy Planning Statement (2024);	
16.	6.6.5	b) iii) a) The Provincial Policy Planning Statement (2024);	
17.	7.1	Planning for Prosperity	Consider adding policy as it relates to the implementation of PPS 2024 and the new Business Commercial designation as an employment generator.
18.	7.3.5	Post-Secondary, Creative and Knowledge Based Clusters This Plan envisions the expansion of existing and establishment of new clusters of economic activity related to post-secondary education, as well as to creative and knowledge-based industries. One such cluster has been recognized by the establishment of the Strategic Growth Area/Employment Area around the Duckworth Street/Highway 400 interchange, as identified on Map 1, and the purposeful use of the Strategic Employment and Economic District land use designation within that Strategic Growth Area/Employment Area. This Plan seeks to leverage the co-location of health services in the Duckworth Street/Highway 400 area to establish a health services industry cluster. While the cluster already exists, the use of the Strategic Employment and Economic District designation in this Strategic Growth Area/Employment Area seeks to attract and support the development of knowledge-based businesses (e.g., laboratories and research and design centres) related to health services industry. It is envisioned that the establishment of such a cluster will have positive spill-over effects, attracting knowledge-based businesses related to other industries.	Consider additional policy as it relates to the implementation of PPS 2024 and the new Business Commercial designation.

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
19.	7.3.6	Employment Land Area Conversions By recognizing that maintaining its employment land base is part of Barrie’s economic resiliency, this also means that appropriate guidance is needed if these employment lands are proposed for conversion to a non-employment use. Lands within the Employment Area may be considered for conversion to a designation that permits non-employment uses only as part of a municipal comprehensive review process. The consideration of conversion will only be supported if it is demonstrated that: when the following criteria are satisfied: a) There is a need for the conversion; b) The lands are not required over the horizon of the Plan for the employment purposes for which they are designated; c) The City will maintain sufficient Employment Area lands to accommodate the forecasted employment growth to the horizon of the Plan; d) The conversion to non-employment uses will not adversely affect the overall viability of the Employment Area or the achievement of the minimum density and intensification targets of this Plan; and, e) There are existing or planned infrastructure and public service facilities to accommodate the proposed uses. f) Prior to the next full municipal comprehensive review, lands within the existing Employment Areas may be converted to a designation that permits non-employment uses, provided that:	

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
		i) The conversion would satisfy the requirements of policies 7.3.6(a)(i), (iv) and (v) above; g) The conversion would maintain a significant number of population-related jobs on those lands through the establishment of development criteria to permit the conversion; h) The conversion is supported by a record of site condition, as per the Environmental Protection Act, if the lands are changing to a more sensitive use; and, i) The lands subject to the conversion are not part of a provincially significant employment zone/area.	
20.	8.4	Barrie’s identity builds from its rich and diverse history. Provincial protection of Barrie’s cultural heritage resources are provided through several documents, including the Ontario Heritage Act (which outlines and upholds the process for designating both individual properties and heritage conservation districts) and the Provincial Policy Planning Statement (2024). (which defines cultural heritage landscapes). a) Significant built cultural heritage resources and significant cultural heritage landscapes, as per the Provincial Policy Planning Statement, 2024, shall be conserved.	
21.	8.4.4	b) As per the Provincial Policy Planning Statement, 2024, 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.	

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
22.	9.2	Amendments to the Plan a) Amendments may be made to this Plan in accordance with the Planning Act to revise it and/or incorporate new objectives, policies, and specific designations. The City shall, in accordance with the Planning Act, review and revise the Plan as required to ensure that it conforms to provincial plans or does not conflict with them; has regard to matters of provincial interest; and is consistent with the Provincial Policy Statement Provincial Planning Statement, 2024.	
23.	9.3	Non-conforming Uses c) Notwithstanding any other policies of this Plan, legal non-conforming retail and commercial uses located within the Employment Area – Industrial land use designation may not be permitted for extension or enlargement.	The transition policy as amended in section 2.6.10.2 j) better aligns with the current land use provisions and the new definition of Employment Area per the PPS 2024.
24.	9.5.1	Growth Management Requirements Prior to Development in the Designated Greenfield Areas	Evaluate and consider the continued use of specific parameters for Built-Up Area and Designated Greenfield Area without the Growth Plan.
25.	10.1	Interpretation d) Numbers and quantities, with the exception of population and employment growth targets, and intensification and density targets set by the Growth Plan , and built form requirements, shall generally be considered as approximate rather than absolute. However, consideration shall be given to the intent of the policy in which the number or quantity is quoted, and it shall be determined that the intent is not compromised before	Investigate and confirm population targets, density and growth parameters as it relates to PPS 2024 without the Growth Plan.

	Policy No.	Draft Amendment	Comment and/or Next Steps
			Step 1 – Consistency with PPS 2024
			Step 2 – Review of Growth Objectives
		any variance is granted from the number or quantity. g) All references to provincial statutes are based on the most current R.S.O. and include all applicable Regulations. If a term is not defined in the text of this Plan then the definition found in the Provincial Policy Planning Statement, 2024, Growth Plan, Planning Act, Environmental Protection Act, Clean Water Act, and/or Lake Simcoe Protection Plan shall apply.	
26.	10.2	Draft Amendment - Definitions	Comment and/or Next Steps
a)	Archaeological Resources	Includes artifacts, archaeological sites, and 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 assessments carried out by archaeologists licensed under the Ontario Heritage Act.	
b)	Areas of Archaeological Potential	Areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under . Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act. requires archaeological potential to be confirmed by a licensed archaeologist.	
c)	Built Heritage Resource	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. Nation. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal, and/or international registers.	

26.	10.2	Draft Amendment - Definitions	Comment and/or Next Steps
d)	Compact Built Form	A land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage active transportation.	
e)	Cultural Heritage Landscape	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 . Nation . 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, and/or protected through Official Plan, Zoning By-law, or other land use planning mechanisms.	
f)	Employment Area	Those areas designated in an Official Plan for clusters of business and economic activities including, but not limited to, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above. warehousing, offices, and associated retail and ancillary facilities.	

26.	10.2	Draft Amendment - Definitions	Comment and/or Next Steps
g)	Fish Habitat	Is means water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes , 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.	
h)	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 provincial guidance in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.	
i)	Higher-Order Transit	Transit that generally operates in the partially or completely dedicated right-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. Higher-order transit can include heavy rail (such as subways, elevated or surface rail, and commuter rail and inter-city rail), light rail, and buses in the dedicated rights-of-way .	
j)	Intensification	The development of a property, site or area at a higher density than currently exists through: a) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas ; 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.	
k)	Low and Moderate Income Households	Means: a) In the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the municipality regional market area; or,	

26.	10.2	Draft Amendment - Definitions	Comment and/or Next Steps
		b) In the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the municipality regional market area.	
l)	Low Impact Development	An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. Low impact development often employs vegetation and soil in its design, however, that does not always have to be the case and the specific form may vary considering local conditions and community character.	
m)	Major Transit Station Area	The area including and around any existing or planned higher-order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major Transit Station Areas generally are defined as the area within an approximate 500.0 metre to 800.0 metre radius of a transit station. representing about a 10-minute walk	
n)	Multi-modal	Relating to the availability or use of more than one form of transportation, such as automobiles, walking, trucks, cycling, buses, rapid transit, higher order transit , rail (such as commuter and freight), air, and marine.	
o)	Municipal Comprehensive Review	A new Official Plan, or an Official Plan amendment, initiated by an upper or single-tier municipality under Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan for the Greater Golden Horseshoe.	

26.	10.2	Draft Amendment - Definitions	Comment and/or Next Steps
p)	Negative Impact	Means: a) in regard to water in regard to potential risks to human health and safety and degradation to the quality and quantity of surface of groundwater, key hydrologic features or vulnerable areas 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. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards; b) in regard to fish habitat, any permanent harmful alteration, disruption to or destruction of fish habitat, except where an exemption to the prohibition, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; c) 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; d) in regard to water 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; and, e) in regard to transportation and infrastructure corridors, any development or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.	
q)	Planned Corridors	Corridors or future corridors which are required to meet projected needs, and are identified through this Plan, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ministry of Transportation, Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern	

26.	10.2	Draft Amendment - Definitions	Comment and/or Next Steps
		Development and Mines, Metrolinx, or Independent Electricity System Operator (IESO), or any successor to those Ministries or entities, is actively pursuing, or has completed , the identification of a corridor. Approaches for the protection of planned corridors may be recommended in guidelines developed by the Province.	
r)	Protected Heritage Property	Property designated under Parts IV, V or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act ; property subject to a heritage conservation easement or covenant under Parts II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a the Province and prescribed public bodies as a property having cultural heritage value or interest provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.	
s)	Provincially Significant Employment Zones	Areas defined by the Minister in consultation with affected municipalities for the purpose of long-term planning for job creation and economic development. Provincially significant employment zones can consist of employment areas as well as mixed-use areas that contain a significant number of jobs.	
t)	Public service facilities	Land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities , 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, childcare and educational programs in publicly funded schools, including elementary, secondary, post-secondary, long-term care services, and cultural services. in publicly funded schools, long-term care services, and cultural services. Public service facilities do not include infrastructure. Public Services Facilities may be publicly or privately owned.	

26.	10.2	Draft Amendment - Definitions	Comment and/or Next Steps
u)	Settlement Areas	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. 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.	
v)	Strategic Growth Areas	Within settlement areas, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic Growth Areas include Urban Growth Centres, Major Transit Station Areas, existing and emerging downtowns, lands within close proximity to publicly assisted post-secondary institutions and other areas where growth or development will be focussed major opportunities that may include infill, redevelopment (e.g., underutilized shopping malls and plazas), brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher-order transit corridors may also be identified as a Strategic Growth Area.	
w)	Urban Growth Centres	Existing or emerging downtown identified in the Growth Plan for the Greater Golden Horseshoe, 2019.	Delete and remove italics from text. The designation and reference to the 'Urban Growth Centre' will continue to be used to represent the core of the City, but the definition is no longer relevant.

27.	Map	Draft Amendment – Mapping	Comments and/or Next Steps
a)	Map 1	Community Structure Employment Area has been scoped to remove lands designated Employment – Non-Industrial on Map 2	Removal of 340.42ha from Employment Area
b)	Map 2	Land Use Designation Employment – Non-Industrial has been renamed to Business Commercial	Name change for designation to reflect change in definition for permissions in an ‘Employment Area’