

PLANNING LEGISLATION AND POLICIES

Planning Act, R.S.O. 1990, c. P.13

Provincial interest

2 *The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,*

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (b) the protection of the agricultural resources of the Province;*
- (c) the conservation and management of natural resources and the mineral resource base;*
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (g) the minimization of waste;*
- (h) the orderly development of safe and healthy communities;*
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (k) the adequate provision of employment opportunities;*
- (l) the protection of the financial and economic well-being of the Province and its municipalities;*
- (m) the co-ordination of planning activities of public bodies;*
- (n) the resolution of planning conflicts involving public and private interests;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*

- (r) *the promotion of built form that,*
 - (i) *is well-designed,*
 - (ii) *encourages a sense of place, and*
 - (iii) *provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- (s) *the mitigation of greenhouse gas emissions and adaptation to a changing climate.*
1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80

Policy statements

Policy statements and provincial plans

- (5) *A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,*
 - (a) *subject to a regulation made under subsection (6.1), shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
 - (b) *shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80; 2023, c. 10, Sched. 6, s. 2 (1).*

Official Plans

Contents of an Official Plan

- 16. (1) *An official plan,*
 - (a) *shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the municipality or part of it, or an area that is without municipal organization; and*
 - (b) *may contain a description of the measures and procedures proposed to attain the objectives of the plan and a description of the measures and procedures for informing and obtaining the views of the public in respect of a proposed amendment to the official plan or proposed revision of the plan or in respect of a proposed zoning by-law. 1994, c. 23, s. 9; 1996, c. 4, s. 8 (1).*

Mandatory adoption

(13) A plan shall be prepared and adopted and, unless exempt from approval, submitted for approval by the council of a prescribed municipality. 2002, c. 17, Sched. B, s. 5 (6).

Adoption of plan

(22) When the requirements of subsections (15) to (21), as appropriate, have been met and the council is satisfied that the plan as finally prepared is suitable for adoption, the council may by by-law adopt all or part of the plan and, unless the plan is exempt from approval, submit it for approval. 1996, c. 4, s. 9.

22 Request for an Amendment

(11) Subsections 17 (44) to (44.7), (45), (45.1), (46), (46.1), (49), (50) and (50.1) apply with necessary modifications to a requested official plan amendment under this section, except that subsections 17 (44.1) to (44.7) and (45.1) do not apply to an appeal under subsection (7) of this section, brought in accordance with paragraph 1 or 2 of subsection (7.0.2). 2006, c. 23, s. 11 (8).

Public works and by-laws to conform with plan

24. (1) Despite any other general or special Act, where an official plan is in effect, no public work shall be undertaken and, except as provided in subsections (2) and (4), no by-law shall be passed for any purpose that does not conform therewith. R.S.O. 1990, c. P.13, s. 24 (1); 1999, c. 12, Sched. M, s. 24.

Conveyance of land for park purposes

42. (1) As a condition of development or redevelopment of land, the council of a local municipality may, by by-law applicable to the whole municipality or to any defined area or areas thereof, require that land in an amount not exceeding, in the case of land proposed for development or redevelopment for commercial or industrial purposes, 2 per cent and in all other cases 5 per cent of the land be conveyed to the municipality for park or other public recreational purposes. R.S.O. 1990, c. P.13, s. 42 (1).

Official plan requirement

(4) The alternative requirement authorized by subsection (3) may not be provided for in a by-law passed under this section unless there is an official plan in effect in the local municipality that contains specific policies dealing with the provision of lands for park or other public recreational purposes and the use of the alternative requirement. R.S.O. 1990, c. P.13, s. 42 (4).

Payment instead of conveyance

(6) The council of a local municipality may require the payment of money to the value of the land otherwise required to be conveyed under this section in lieu of the conveyance. 2006, c. 23, s. 17 (1).

Where land conveyed

(7) If land has been conveyed or is required to be conveyed to a municipality for park or other public purposes or a payment of money in lieu of such conveyance has been received by the municipality or is owing to it under this section or a condition imposed under section 51.1 or 53, no additional conveyance or payment in respect of the land subject to the earlier conveyance or payment may be required by a municipality in respect of subsequent development or redevelopment unless,

- (a) there is a change in the proposed development or redevelopment which would increase the density of development; or*
- (b) land originally proposed for development or redevelopment for commercial or industrial purposes is now proposed for development or redevelopment for other purposes. 1994, c. 23, s. 25.*

Parkland

51.1(1) The approval authority may impose as a condition to the approval of a plan of subdivision that land in an amount not exceeding, in the case of a subdivision proposed for commercial or industrial purposes, 2 per cent and in all other cases 5 per cent of the land included in the plan shall be conveyed to the local municipality for park or other public recreational purposes or, if the land is not in a municipality, shall be dedicated for park or other public recreational purposes.

Other criteria

(2) If the approval authority has imposed a condition under subsection (1) requiring land to be conveyed to the municipality and if the municipality has an official plan that contains specific policies relating to the provision of lands for park or other public recreational purposes, the municipality, in the case of a subdivision proposed for residential purposes, may, in lieu of such conveyance, require that land included in the plan be conveyed to the municipality for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed or at such lesser rate as may be determined by the municipality.

Payment in lieu

(3) If the approval authority has imposed a condition under subsection (1) requiring land to be conveyed to the municipality, the municipality may, in lieu of accepting the conveyance, require the payment of money by the owner of the land,

- (a) to the value of the land otherwise required to be conveyed; or*
- (b) where the municipality would be entitled to require a conveyance under subsection (2), to the value of the land that would otherwise be required to be so conveyed.*

Exchange of lands

60. When a municipality acquires land for any purpose authorized by this Act, the whole or partial consideration therefore may be land then owned by the municipality. R.S.O. 1990, c. P.13, s. 60.

O. Reg. 173/16: COMMUNITY PLANNING PERMITS

Community planning permit system

2. The council of a local municipality may by by-law establish a community planning permit system within the municipality for any area or areas set out in the by-law.

O. Reg. 232/18: INCLUSIONARY ZONING

Official plan policies

3. (1) Official plan policies described in subsection 16 (4) of the Act shall set out the approach to authorizing inclusionary zoning, including the following:

- 1. The minimum size, not to be less than 10 residential units, of development or redevelopment to which an inclusionary zoning by-law would apply.*
- 2. The locations and areas where inclusionary zoning by-laws would apply.*
- 3. The range of household incomes for which affordable housing units would be provided.*
- 4. The range of housing types and sizes of units that would be authorized as affordable housing units.*
- 5. For the purposes of clause 35.2 (2) (a) of the Act, the number of affordable housing units, or the gross floor area to be occupied by the affordable housing units, that would be required.*
- 6. For the purposes of clause 35.2 (2) (b) of the Act, the period of time for which affordable housing units would be maintained as affordable.*
- 7. For the purposes of clause 35.2 (2) (e) of the Act, how measures and incentives would be determined.*
- 8. For the purposes of clause 35.2 (2) (g) of the Act, how the price or rent of affordable housing units would be determined.*
- 9. For the purposes of section 4, the approach to determine the percentage of the net proceeds to be distributed to the municipality from the sale of an affordable housing unit, including how net proceeds would be determined.*

10. *The circumstances in and conditions under which offsite units would be permitted, consistent with paragraphs 2, 3 and 4 of section 5.*

11. *For the purposes of paragraph 2 of section 5, the circumstances in which an offsite unit would be considered to be in proximity to the development or redevelopment giving rise to the by-law requirement for affordable housing units.*

(2) Official plan policies described in subsection 16 (4) of the Act shall set out the approach for the procedure required under subsection 35.2 (3) of the Act to monitor and ensure that the required affordable housing units are maintained for the required period of time.

O. Reg. 509/20: COMMUNITY BENEFITS CHARGES AND PARKLAND

Community benefits charge strategy, s. 37 (9) of the Act

2. A community benefits charge strategy prepared under subsection 37 (9) of the Act shall,

- (a) include estimates of the anticipated amount, type and location of development and redevelopment with respect to which community benefits charges will be imposed;*
- (b) include estimates of the increase in the need for facilities, services and matters attributable to the anticipated development and redevelopment to which the community benefits charge by-law would relate;*
- (c) identify the excess capacity that exists in relation to the facilities, services and matters referred to in clause (b);*
- (d) include estimates of the extent to which an increase in a facility, service or matter referred to in clause (b) would benefit existing development;*
- (e) include estimates of the capital costs necessary to provide the facilities, services and matters referred to in clause (b); and*
- (f) identify any capital grants, subsidies and other contributions made to the municipality or that the council of the municipality anticipates will be made in respect of the capital costs referred to in clause (e).*

Provincial Planning Statement, 2024

1.1 Planning for People and Homes

1. As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.

2. Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.

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

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

5. Where planning is conducted by an upper-tier municipality, the land and unit supply maintained by the lower-tier municipality identified in policy 2.1.4 shall be based on and reflect the allocation of population and units by the upper-tier municipality.

6. Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

2.2 Housing

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

- a) 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 to address the full range of housing options including affordable housing needs;*
- b) 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 a net increase in residential units in accordance with policy 2.3.1.3;*
- c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
- d) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

2.3.1 General Policies for Settlement Areas

1. *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
2. *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a) *efficiently use land and resources;*
 - b) *optimize existing and planned infrastructure and public service facilities;*
 - c) *support active transportation;*
 - d) *are transit-supportive, as appropriate; and*
 - e) *are freight-supportive.*
3. *Planning authorities shall support general intensification and redevelopment to 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.*
4. *Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.*
5. *Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.*

6. *Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.*

2.4.1 General Policies for Strategic Growth Areas

1. *Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.*
2. *To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:*
 - a) *to accommodate significant population and employment growth;*
 - b) *as focal areas for education, commercial, recreational, and cultural uses;*
 - c) *to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and*
 - d) *to support affordable, accessible, and equitable housing.*
3. *Planning authorities should:*
 - a) *prioritize planning and investment for infrastructure and public service facilities in strategic growth areas;*
 - b) *identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas;*
 - c) *permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form;*
 - d) *consider a student housing strategy when planning for strategic growth areas; and*
 - e) *support redevelopment of commercially-designated retail lands (e.g., underutilized shopping malls and plazas), to support mixed-use residential.*

2.8.1 Supporting a Modern Economy

1. *Planning authorities shall promote economic development and competitiveness by:*
 - (a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
 - (b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*

- (c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- (d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- (e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*

2. Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.

3. In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

4. Major office and major institutional development should be directed to major transit station areas or other strategic growth areas where frequent transit service is available.

2.8.2 Employment Areas

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

2. Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.

5. Planning authorities may remove lands from employment areas only where it has been demonstrated that:

- a) there is an identified need for the removal and the land is not required for employment area uses over the long term;*
- b) 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;*
 - 2. maintaining access to major goods movement facilities and corridors;**
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and*
- d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.*

2.9 Energy Conservation, Air Quality and Climate Change

1. *Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*

- a) *support the achievement of compact, transit-supportive, and complete communities;*
- b) *incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
- c) *support energy conservation and efficiency;*
- d) *promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
- e) *take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

3.1 General Policies for Infrastructure and Public Service Facilities

1. *Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.*

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

- a) *are financially viable over their life cycle, which may be demonstrated through asset management planning;*
- b) *leverage the capacity of development proponents, where appropriate; and*
- c) *are available to meet current and projected needs.*

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

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

3. *Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.*

4. *Public service facilities should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.*

5. *Planning authorities, in collaboration with school boards, should consider and encourage 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.

3.2 Transportation Systems

- 1. Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero-and low-emission vehicles.*
- 2. Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*

3.4 Airports, Rail and Marine Facilities

- 1. Planning for land uses in the vicinity of airports, rail facilities and marine facilities shall be undertaken so that:*
 - a) their long-term operation and economic role is protected; and*
 - b) airports, rail facilities and marine facilities, and sensitive land uses are appropriately designed, buffered and/or separated from each other, in accordance with policy 3.5.*
- 2. Airports shall be protected from incompatible land uses and development by:*
 - a) prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP;*
 - b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and*
 - c) prohibiting land uses which may cause a potential aviation safety hazard.*

3.5 Land Use Compatibility

- 1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.*
- 2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial,*

manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

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

1. Healthy, active, and inclusive communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- c) providing opportunities for public access to shorelines; and*
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

4.1 Natural Heritage

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

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

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

4. Development and site alteration shall not be permitted in:

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

5. Development and site alteration shall not be permitted in:

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

- d) *significant wildlife habitat;*
- e) *significant areas of natural and scientific interest; and*
- f) *coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b),*

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

- 7. *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- 8. *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- 9. *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

4.2 Water

- 1. *Planning authorities shall protect, improve or restore the quality and quantity of water by:*
 - a) *using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
 - b) *minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
 - c) *identifying water resource systems;*
 - d) *maintaining linkages and functions of water resource systems;*
 - e) *implementing necessary restrictions on development and site alteration to:*
 - 1. *protect all municipal drinking water supplies and designated vulnerable areas; and*
 - 2. *protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;*
 - f) *planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and*
 - g) *ensuring consideration of environmental lake capacity, where applicable.*
- 2. *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.*

6.2 Coordination

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

- (a) managing and/or promoting growth and development that is integrated with planning for infrastructure and public service facilities, including schools and associated child care facilities;*
- (b) economic development strategies;*
- (c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;*
- (d) infrastructure, multimodal transportation systems, public service facilities and waste management systems;*
- (e) ecosystem, shoreline, watershed, and Great Lakes related issues;*
- (f) natural and human-made hazards;*
- (g) population, housing and employment projections, based on regional market areas, as appropriate; and*
- (h) addressing housing needs in accordance with provincial housing policies and plans, including those that address homelessness.*

Greenbelt Plan, 2017

1.4.2 Structure of the Plan

The Greenbelt Plan consists of:...

Section 3 – Geographic-Specific Policies in the Protected Countryside: Sets out the three key inter-related policy areas in the Protected Countryside designation that are spatially based: the Agricultural System, the Natural System and settlement areas.

Settlement areas are comprised of Towns/Villages and Hamlets. Although this Plan shows boundaries for Towns/Villages, Hamlets are only shown as symbols. In both cases, this Plan defers to official plans for the detailed delineation of settlement area boundaries. Generally, this Plan does not apply to lands within the boundaries of Towns/Villages and Hamlets. Official plans will continue to govern land use within these settlement areas based on policy direction provided by the Growth Plan. However, where expansions to settlement areas are proposed in the Greenbelt, the policies of both this Plan and the Growth Plan apply to such expansions.

3.4.3.1 Town/Village Policies

For lands within Towns/Villages in the Protected Countryside, the following policies shall apply:

1. Towns/Villages are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2.

Niagara Region Official Plan, 2022

2.1 Forecasted Growth

The objective of this section is as follows:

- a) coordinate Regional growth forecasts with land use, transportation, infrastructure and financial planning.*

2.1.1 Regional Growth Forecasts

2.1.1.1 Population and employment forecasts listed in Table 2-1 are the basis for land use planning decisions to 2051.

2.1.1.3 Forecasts in Table 2-1 are used to determine the location and capacity of infrastructure, public service facilities, and the delivery of related programs and services required to meet the needs of Niagara's current and future residents.

2.1.1.4 Local Area Municipalities shall plan to accommodate the population and employment allocations in Table 2-1 in Local official plans and use the allocations to determine the location and capacity of Local infrastructure, public service facilities, and related programs and services to 2051...

Table 2-1 – 2051 Population and Employment Forecasts by Local Area Municipality

Municipality	Population	Employment
Niagara-on-the-Lake	28,900	17,610

2.2 Regional Structure

The objectives of this section are as follows:

- a. manage growth within urban areas;*
- b. accommodate growth through strategic intensification and higher densities;...*
- d. plan for the orderly implementation of infrastructure and public service facilities; and ensure settlement area expansions support Regional forecasts and growth management objectives; and*
- e. promote transit-supportive development to increase transit usage, decrease greenhouse gas emissions, and support the overall health of the community.*

2.2.1 Managing Urban Growth

2.2.1.1 Development in urban areas will integrate land use planning and infrastructure planning to responsibly manage forecasted growth and to support:

- a. the intensification targets in Table 2-2 and density targets outlined in this Plan;*
- b. a compact built form, a vibrant public realm, and a mix of land uses, including residential uses, employment uses, recreational uses, and public service facilities, to support the creation of complete communities;*
- c. a diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market-based and affordable housing needs;*
- d. social equity, public health and safety, and the overall quality of life for people of all ages, abilities, and incomes by expanding convenient access to:
 - i. a range of transportation options, including public transit and active transportation;*
 - ii. affordable, locally grown food and other sources of urban agriculture;*
 - iii. co-located public service facilities; and*
 - iv. the public realm, including open spaces, parks, trails, and other recreational facilities;**
- e. built forms, land use patterns, and street configurations that minimize land consumption, reduce costs of municipal water and wastewater systems/services, and optimize investments in infrastructure to support the financial well-being of the Region and Local Area Municipalities;*
- f. opportunities for transit-supportive development pursuant to Policies 2.2.2.17, 2.2.2.18 and 2.2.2.19;...*
- h. opportunities for the integration of gentle density, and a mix and range of housing options that considers the character of established residential neighbourhoods;*
- i. the development of a mix of residential built forms in appropriate locations, such as local growth centres, to ensure compatibility with established residential areas;...*
- k. orderly development in accordance with the availability and provision of infrastructure and public service facilities; and*
- l. mitigation and adaptation to the impacts of climate change by:*

- i. protecting natural heritage features and areas, water resource systems, and other components of the Region’s natural environment system pursuant to Section 3.1;*
- ii. where possible, integrating green infrastructure and low impact development into the design and construction of public service facilities and private development; and*
- iii. promoting built forms, land use patterns, and street configurations that improve community resilience and sustainability, reduce greenhouse gas emissions, and conserve biodiversity.*

2.2.2 Strategic Intensification and Higher Densities

2.2.2.11 Strategic growth areas are the highest priority for development and intensification, as well as the primary location for major public service facilities, major institutional uses, high density and mixed-use development, major office uses, major commercial uses and major recreational uses.

2.2.2.12 Local Area Municipalities shall identify the applicable strategic growth area minimum density targets outlined in Table 2-3 in their official plans.

Table 2-3 Minimum Density Targets for Identified Strategic Growth Areas

Strategic Growth Area	Density Target
<i>Brock and Glendale Niagara District Plans</i>	<i>100 people and jobs per hectare by 2051</i>

2.2.2.13 The strategic growth areas identified in Policy 2.2.2.1 a) shall be planned by secondary plan, or equivalent work, in accordance with Section 6.1.

2.2.2.23 Designated greenfield areas shall achieve a minimum density of 50 residents and jobs combined per hectare as measured across the entire region.

2.2.2.25 Designated greenfield areas will be planned as complete communities by:

- a. ensuring that development is sequential, orderly and contiguous with existing built-up areas;*
- b. utilizing proactive planning tools in Section 6.1 and Section 6.2, as appropriate;*
- c. ensuring infrastructure capacity is available; and*
- d. supporting active transportation and encouraging the integration and sustained viability of public transit service.*

2.2.4 Infrastructure and Public Service Facilities

2.2.4.6 Public service facilities and public services should be co-located in community hubs and integrated to promote cost-effectiveness. The preferred location for community hubs is in or near identified strategic growth areas.

2.2.4.7 The Region will coordinate with Local Area Municipalities, school boards and other public agencies to improve the delivery of infrastructure, public service facilities, and other related programs and services for the creation of community hubs.

2.3 Housing

The objectives of this section are as follows:

- a. provide a mix of housing options to address current and future needs;*
- b. provide more affordable and attainable housing options within our communities; and*
- c. plan to achieve affordable housing targets through land use and financial incentive tools.*

2.3.1 Provide a Mix of Housing Options

2.3.1.1 The development of a range and mix of densities, lot and unit sizes, and housing types, including affordable and attainable housing, will be planned for throughout settlement areas to meet housing needs at all stages of life.

2.3.1.4 New residential development and residential intensification are encouraged to be planned and designed to mitigate and adapt to the impacts of climate change by:

- a. facilitating compact built form; and*
- b. incorporating sustainable housing construction materials or practices, green infrastructure, energy conservation standards, water efficient technologies, and low impact development.*

2.3.1.5 New residential development and residential intensification should incorporate universal design standards to meet housing needs at all stages of life.

2.3.2 Planning Tools to Achieve Affordable and Attainable Housing

2.3.3.3 Local Area Municipalities, in consultation with the Region, are encouraged to develop local housing strategies that:

- a. *identify land use planning tools and other housing initiatives and programs, including those listed in Policy 2.3.3.1, that support housing need within the Local Area Municipality;...*

3.1.1 The Natural Environment System

3.1.1.3 The features and areas identified in Policy 3.1.1.2 should be screened for during the completion of a watershed plan or subwatershed study. If identified, appropriate land use planning policies or other natural resource management tools should be put in place for their protection, enhancement, or restoration, as appropriate.

3.1.9 Lands Outside of a Provincial Natural Heritage System and Outside of the Niagara Escarpment Plan Area

3.1.9.6 Development and Site Alteration in Natural Heritage Features and Areas outside of a Provincial Natural Heritage System

3.1.9.6.1 Development and site alteration shall not be permitted in the following natural heritage features and areas:

- a. *provincially significant wetlands;*
- b. *significant coastal wetlands; and*
- c. *significant woodlands.*

3.1.9.6.2 Development and site alteration shall not be permitted in the following natural heritage features and areas unless it has been demonstrated through the preparation of an environmental impact study that there will be no negative impacts on the natural features or their ecological functions:

- a. *other woodlands;*
- b. *significant valleylands;*
- c. *significant wildlife habitat; and*
- d. *areas of natural and scientific interest*

3.1.9.8.1 A proposal for new development or site alteration outside of a Provincial natural heritage system which is adjacent to a natural heritage feature or area shall require an environmental impact study and/or hydrological evaluation to determine that there will be no negative impacts on the feature, ecological function, or hydrologic function in accordance with the adjacent lands distances outlined in Table 3.1.

3.1.9.10 Buffers in Settlement Areas

3.1.9.10.1 Within settlement areas, mandatory buffers from natural heritage features and areas are required. The width of an ecologically appropriate buffer would be determined through

an environmental impact study and/or hydrological evaluation at the time an application for development or site alteration is made, or through the completion of a subwatershed study in support of a secondary plan or other large scale development. The width of the buffer would be based on the sensitivity of the ecological functions from the proposed development or site alteration, and the potential for impacts to the feature and ecological functions as a result of the proposed change in land use.

3.1.30.4 Ongoing and Approved Secondary Plans

3.1.30.4.3 For secondary plans in process, the mapping and policies of this Plan shall be considered in the work program and Local official plan amendment, to the satisfaction of the Region.

4.2 Planning for Employment

4.2.1 Employment Area Types and Densities

4.2.1.1 Niagara's employment areas are shown on Schedules B and G.

4.2.1.2 The following are prohibited in all employment areas:

- a. residential uses;*
- b. major retail / major commercial uses; and*
- c. major office uses, except major office uses are permitted on employment area lands within a strategic growth area.*

4.2.1.3 Sensitive land uses that are not ancillary to the primary employment use shall be limited in employment areas and only permitted if such use can comply with D-6 Guidelines.

4.2.1.7 Knowledge and Innovation employment areas are clusters of higher density employment uses, including office parks, and major institutional uses. Knowledge and Innovation employment areas will:

- a. contain a mix of complementary land uses to facilitate partnerships and promote the sharing of ideas and information;*
- b. accommodate built form that supports nearby major institutional uses and major office uses where permitted;*
- c. attain high-quality urban design;*
- d. encourage densities that are transit-supportive; and*
- e. incorporate active transportation facilities along active transportation networks*

4.2.1.9 *The Region and Local Area Municipalities shall plan for existing employment areas to achieve the minimum density targets to 2051 identified in Table 4-2.*

Table 4-2 Employment Area Minimum Density Targets to 2051

Employment Area Sub- Grouping	Local Area Municipality	Employment Area (see Schedule G)	Minimum Overall Density Target (jobs per hectare)
Knowledge and Innovation	Niagara-on-the-Lake	NOTL-2 Glendale Momentum District	60 jobs/ha

4.2.1.10 *Employment area minimum density targets established in this Plan shall be implemented in Local official plans and zoning-by-laws, and used to promote employment development and redevelopment that supports achievement of the target.*

4.2.1.13 *Employment areas will be promoted by aligning land use planning and economic development strategies to retain and attract investment.*

4.2.1.14 *Employment areas near major goods movement facilities and corridors associated with the movement of goods, such as international border crossings, the Welland Canal, rail and marine facilities, and Provincial highways, shall be protected and planned for employment uses.*

4.2.4 Employment Lands

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

4.2.4.3 *Where avoidance is not possible in accordance with Policy 4.2.4.2, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with Provincial guidelines, standards and procedures:*

- a. there is an identified need for the proposed use;*
- b. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;*
- c. adverse effects to the proposed sensitive land use are minimized and mitigated; and*
- d. potential impacts to industrial, manufacturing or other uses are minimized and mitigated.*

4.2.4.4 Within employment lands, retail and office uses will be directed to locations that support active transportation and have existing or planned transit.

4.2.4.5 The retail sector will be supported by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities.

4.2.4.8 Employment lands planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment lands in accordance with Section 6.2.

4.2.6 Airport and Aerodrome Lands

4.2.6.7 Conflict between airport lands and surrounding land uses shall be minimized to ensure:

- a. there will be no negative impact on airport operations and viability;*
- b. an expansion of airport operations will not be limited;*
- c. land uses in the airport's area of influence, as shown in Local official plans, in conformity with this Plan, will not cause a potential aviation hazard; and*
- d. land uses in the airport's area of influence, as shown in Local official plans, in conformity with this Plan, will not limit existing and/or the expansion of airport operations.*

5.1 Multimodal Transportation System

5.1.3.1 Comprehensive active transportation networks will be integrated into the transportation system to:

- a. enable safe and convenient inter-municipal and intra-municipal travel for*
- b. active transportation users; and provide continuous linkages from neighbourhoods to strategic growth areas, major trip generators, employment land, tourism destinations, public service facilities, post-secondary institutions and transit stations, including sidewalks and dedicated lane space for cyclists on the major street network, or other safe and convenient alternatives*

5.1.4.2 Local Area Municipalities will adopt a complete streets approach in the design or reconstruction of the planned or existing local street network.

5.2 Infrastructure

5.2.1.1 Infrastructure planning, development, and asset management shall be undertaken in support of the growth management policies of this Plan to promote sustainability and the achievement of complete communities.

5.2.1.2 A coordinated, integrated, and comprehensive approach using the minimum intensification and density targets of this Plan, should be used for the planning, development, and management of infrastructure within municipalities, across lower-tier and upper-tier municipal boundaries, and with other orders of government, agencies, and boards.

5.2.2.3 Local Area Municipalities, in coordination with the Region, will comprehensively approach and integrate growth allocated by the Region with required infrastructure and establish priority and phasing policies for water and wastewater services.

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

5.3.1.5 Local Area Municipalities shall include policies in their official plans that address the following:

- a. the acquisition of parkland in accordance with the provisions of the Planning Act, and/or direction to pass by-laws that allow for the acquisition of parkland; and*
- b. integration of development with, and connectivity to, existing and proposed parks and trails.*

6.1 District Plans and Secondary Plans

The objectives of this section are as follows:

- a. prepare district plans to guide urban growth in Regionally significant areas;*
- b. coordinate the implementation of Council endorsed district plans; and*
- c. prepare secondary plans to implement Regional and Local planning priorities.*

6.1.3 Glendale District Plan

6.1.3.1 The vision of the Glendale District Plan is to:

- a. transform the Glendale settlement area into a vibrant and complete community for people of all ages, lifestyles, and abilities;*
- b. encourage a mix of uses and built form within its urban districts;*
- c. protect, integrate, celebrate and connect to the natural and rural surroundings reflecting the distinct character of the area; and*
- d. put mobility first with a robust transit system and active transportation routes seamlessly connecting areas north and south of the QEW highway.*

6.1.3.2 Glendale District shall:

- a. promote a range and mix of housing in terms of built form and affordability;*
- b. incorporate a centrally located, accessible transit hub/station area;*
- c. promote sustainability and resiliency through development and redevelopment;*
- d. support all modes of mobility through a safe, comfortable and connected transportation network;*
- e. protect and enhance natural features and agricultural areas;*

- f. leverage the proximity of the Niagara District Airport to support social and economic links, including passenger connections, tourism and movement of goods; and*
- g. encourage a high quality public and private realm through strong urban design direction.*

6.1.4 Secondary Plans

6.1.4.1 Secondary plans, or equivalent, will be prepared for a new district plan area, and strategic growth areas identified in Policy 2.2.2.1 a).

6.1.4.7 Secondary plan policies and schedules shall ensure the following for community or employment areas, as applicable:

- a. a diversity and mix of land uses;*
- b. a mix of built form;*
- c. high quality urban design and public realm;*
- d. provision of parks and open space;*
- e. appropriate refinement and implementation of the Region's natural environment system;*
- f. adequate provision of infrastructure, including transit and active transportation;*
- g. planning approaches that support sustainable and resilient communities as guided by Section 3.5; and*
- h. co-location of public service facilities within community hubs, where*
- i. appropriate, and adapting existing public service facilities and spaces as a priority.*

6.1.4.8 As applicable, the secondary plan shall demonstrate how the plan will contribute towards achieving the following targets:

- a. designated greenfield area density target as set out in Policy 2.2.2.23;*
- b. built-up area intensification target as set out in Table 2-2;*
- c. affordable housing targets as set out in Policy 2.3.2.3;*
- d. housing mix target as set out in Policy 2.3.1.2; and*
- e. employment area density target as set out in Table 4-2.*

6.1.4.9 A secondary plan will be informed by the following studies in accordance with Policy 6.1.4.5:

- a. *subwatershed study, or equivalent, per Section 3.2, for large scale development of designated greenfield areas. The scope and content of the study shall be determined through development of a terms of reference in consultation with the Region, Local Area Municipality and Conservation Authority;*
- b. *functional servicing study or infrastructure review that includes water and wastewater servicing plans, and a stormwater management plan per Section 3.2;*
- c. *transportation study;*
- d. *development phasing plan, if applicable;*
- e. *environmental impact study, if applicable; and*
- f. *any other studies related to the location and context of the secondary plan*
- g. *area, as determined in accordance with Policy 6.1.4.5 or 6.1.4.6.*

6.1.4.11 Secondary plans shall incorporate urban design direction/guidance per Section 6.2 and consider the Region's Model Urban Design Guidelines as amended in the absence of Local municipal urban design guidelines, as appropriate.

6.1.4.12 Unless directed by more specific policies in this Plan, where an adopted secondary plan is required in accordance with Policy 6.1.4.1 or 6.1.4.2 and is not yet in-effect, a development application within the secondary plan area shall demonstrate:

- a. *consistency with an adopted secondary plan or how the proposed development will be positively integrated with the overall plan area where secondary plan direction is not available;*
- b. *the size and/or location of the proposed development will not adversely impact the remaining development area, or alternatively, is of a significance that it will assist in creating a positive vision for the development of the area;*
- c. *how the development contributes to Policies 6.1.4.7 and 6.1.4.8; and*
- d. *how the development will align with the requirements of Policy 6.1.4.9*

6.2 Urban Design

6.2.1.3 Areas strategically identified for intensification, including strategic growth areas, local growth centres and corridors, shall be designed to be pedestrian oriented with vibrant mixed-uses incorporating, where feasible, public gathering areas and public art.

6.2.1.5 The public realm shall be enhanced through urban design and improvements, and investment that contributes to safe, attractive complete streets and desirable communities.

6.2.1.6 Active transportation shall be promoted through the cohesive and collaborative design of streets, building interfaces and public spaces.

6.2.1.7 Sustainable design principles shall be applied to the public realm, infrastructure, public service facilities, development and streets.

6.2.1.8 The Region shall promote:

- a. *the creation of liveable and vibrant urban areas and streets;*
- b. *community design that:*
 - i. *offers a range of transportation options, including public transit and active transportation;*
 - ii. *respects the complete streets approach by creating safe and attractive interconnected streets; and*
 - iii. *encourages a mix of land uses, a vibrant public realm and compact built form;*
- c. *a context-specific design approach for areas surrounding strategic institutions, such as post-secondary institutions and hospitals, as well as public service facilities to ensure compatibility and connection;*
- d. *well-designed buildings, high quality streetscapes, and attractive public spaces that create neighbourhood character and strengthen community identity and diversity;*
- e. *the integration of views of built and cultural heritage features, landmarks, and significant natural heritage features to enhance a sense of place;*

6.2.3.4 *Urban design direction/guidance shall be incorporated into secondary plans.*

6.3.1 Plan Healthy and Safe Communities

6.3.1.1 *The Region shall support healthy communities by:*

- a. *creating built form that provides healthy living;*
- b. *planning for all ages, incomes, abilities and populations;*
- c. *supporting walkable and bikeable neighbourhoods through active transportation;*
- d. *encouraging integration of open space and parks that facilitate physical*
- e. *activity, social cohesion and support mental health;*
- f. *encouraging urban agriculture and community gardens;*
- g. *strategically co-locating public service facilities for convenient access; and*
- h. *encouraging the use of health impact assessment tools through planning processes.*

6.3.1.3 *Local Area Municipalities should include policies in their official plans that promote healthy, complete communities.*

Town of Niagara-on-the-Lake Official Plan, 2017 Consolidation, as amended

6.32 Special Study Areas and Special Policy Areas

The Schedules to this Plan show both Special Study Areas and Special Policy Areas. The Special Study Area designation is intended to identify areas within the Municipality that have particular planning issues requiring further analysis. These issues may include, but are not

limited to, land use analysis, servicing and infrastructure, built form and urban design, and environmental constraints.

The uses permitted within Special Study Areas are those shown on the applicable Land Use Schedule. Development within the Special Study Area shall be subject to the policies of this Plan and the specific policy direction established by this Plan for the Area.

The Special Policy Area designation is intended to identify areas within the Municipality where specific policy direction is warranted. The policies for a Special Policy Area shall be read in conjunction with all other relevant policies of this Plan.

The uses permitted within Special Policy Areas are those shown on the applicable Land Use Schedule. Development within the Special Policy Area shall be subject to the policies of this Plan and the special policy considerations established by this Plan for the Area.

Section 6A Growth Management Policies

2.3 Urban Area and Urban Area Boundary

Planned Function

The planned function of the Urban Area is to provide the municipality with an administrative mechanism for controlling the limits of urban development. The lands within the Urban Area Boundary are to be the focus of urban development. Urban Areas have municipally provided services, including water and sewage services. Within the Town of Niagara-on-the-Lake there are five separate urban areas with established urban boundaries. Although the five urban areas comprise one town, each of the urban areas is small and is geographically separated from each other. The five urban areas are surrounded by prime agricultural land or Niagara Escarpment land, all of which is designated and regulated by the Greenbelt Plan or Niagara Escarpment Plan. The effect of this is that each urban area appears to be a separate community and each one is constrained in its ability to grow and develop into a complete community as each lacks the critical mass of population to support amenities and services and range in size between 600 to 3,500 residents. The ability of each urban area to grow is limited to the amount of land available within the current urban area boundaries. The ability to expand the urban area boundaries to accommodate growth is restricted by the policies of the Greenbelt Plan, Niagara Escarpment Plan, and the Provincial Policy Statement.

2.6 Greenfield Areas

Planned Function

Greenfield Areas are larger tracts of undeveloped areas and are planned to provide the Town with an opportunity to accommodate new growth on lands which generally do not contain existing urban development.

Though the Town of Niagara-on-the-Lake's Greenfield density target is 50 jobs and people per hectare as per Places to Grow, it is realized that not every site will be able to achieve that target. The Town will have flexibility on a site by site basis however; the Town will closely monitor its Greenfield developments to ensure that Niagara-on-the-Lake's overall Greenfield target will be achieved.

Delineation

Greenfield Areas are the lands within the Urban Area which are not built-up. Greenfield Areas are delineated on Schedule “I-1”, “I-2”, and “I-5”. Additional policies pertaining to Greenfield Areas are provided in Section 5 of this plan.

5. Greenfield Development

Objectives

The objectives of the Greenfield development strategy are to:

- a) Promote compact, mixed use and transit supportive development on Greenfield lands.*
- b) Promote appropriate densities with a mix of housing types on Greenfield lands.*
- c) Improve connections between Greenfield areas and the Built-up Area.*
- e) Enhance the physical design of new neighbourhoods and apply sustainable best practices in Greenfield areas including:
 - i. The maximization of water conservation through water efficient landscaping and collection and reuse of clean water in new developments and municipal operations.*
 - ii. The use of green roofs as part of energy and water conservation strategies.*
 - iii. Provisions for the collection and storage of recyclable waste on site.**
- f) Niagara-on-the-Lake's Greenfield Areas will be planned to support the achievement of the target of 50 residents and jobs combined per gross hectare in Greenfield areas.*

5.2 Greenfield Density Target

The Town's Official Plan policies support the overall Region wide Greenfield density target of 50 people and jobs combined per gross hectare by:...

- e) Preparing secondary plans and ensuring that development for Greenfield Areas meet a density of 50 people and jobs combined per gross hectare.*

5.3 Housing Mix

The Official Plan's land use policies are based on providing an appropriate mix of housing to meet the needs of the Town and its long term land needs and housing growth...Over the long term, the designated Greenfield lands will be planned to achieve a mix of housing forms with the majority of housing to meet the Municipality's projected requirements for housing...

While high density development is not envisioned for established neighbourhoods it may be considered appropriate for the Urban Area Boundary of the Glendale community subject to the policies of the Glendale Secondary Plan.

5.4 Greenfield Design

Urban Design

The design and development of Greenfield lands within the urban area boundaries of Glendale shall be in accordance with its respective approved secondary plan and urban design guidelines...

6.3 Employment Land Conversion

The Town may permit the conversion of lands within designated employment areas to nonemployment uses but only through a municipal comprehensive review that reflects the Regional Market Area, employment growth projections, allocations and intensification and

density targets by the Region and Provincial Growth Plan and where it has been demonstrated that the conversion tests identified in Policy 6.4 and where it meets at least one of the following strategic

objectives:

- a) Promotes brownfield redevelopment;
- b) Addresses issues related to land use incompatibility
- c) Provides affordable housing; or,
- d) Meets any of the other strategic policies of this Plan...

6.4 Conversion Tests

Conversion of employment lands to non-employment uses must demonstrate that:

- 1) There is a need for the conversion (as defined by the Town);
 - a) The Town will meet employment targets allocated to the Town as documented in this Plan;
 - b) The conversion will not adversely affect the overall viability of the employment area and the achievement of the Town's intensification target, density targets and other policies of this plan;
 - c) There is existing or planned infrastructure in place to accommodate the proposed use;
 - d) The lands are not required over the long term for the employment purposes for which they are designated; and,
 - e) Cross jurisdictional issues, including but not limited to infrastructure, the environment and land supply have been considered;
 - f) The conversion of employment lands to another land use designation will not adversely impact on the development of the lands already designated and planned for such other uses.

Section 9: Residential

9.2 Goals and Objectives

- 1) To ensure that sufficient lands have been placed in a Residential designation to accommodate the anticipated population in a suitable variety of locations, densities and unit types.
- 2) To improve the housing supply of rental and moderately priced housing by the municipality becoming involved in or promoting the involvement of others in the various government housing programs.
- 3) To ensure that new development or redevelopment is appropriately located, is compatible with surrounding land uses, incorporates energy efficient aspects in its design, retains to the greatest extent feasible desirable natural features and uses land in an efficient manner.
- 4) To encourage the development of economical housing in a suitable environment...
- 8) To minimize the potential for land use compatibility problems which may result from the mix of residential densities or the mix of residential and non-residential uses.
- 11) To encourage the development of well-designed and visually distinctive forms.

Section 10: Commercial

10.2 GOALS AND OBJECTIVES

- 1) To provide for an orderly distribution of commercial areas within the Urban Boundaries of the Town to meet the shopping and service needs of residents and tourists.

- 2) *To adequately provide for local-serving commercial areas and, where necessary, to prevent their use for tourist serving uses...*
- 5) *To encourage controlled and orderly growth within designated commercial areas*
- 6) *To minimize the impact of commercial development on adjacent land uses.*
- 7) *To minimize the impact of commercial development on the traffic carrying capacity of adjacent roads.*
- 8) *To prevent the intrusion of commercial uses into residential areas.*
- 9) *To promote compact forms of commercial development, and to discourage scattered forms of development.*
- 10) *To recognize the existing commercial structure of the Town as an important part of the municipality that should be protected from any significant impact from future proposals for major commercial development.*

Section 11: Industrial

11.2 GOALS AND OBJECTIVES

- 1) *To broaden the tax base through the attraction of new industrial development to meet the financial needs of the Town and its residents by helping to maintain a balanced assessment ratio between industrial/commercial and residential uses.*
- 2) *To diversify, stabilize and stimulate the local economy through the attraction of new industries.*
- 3) *To provide and expand the employment opportunities in the Town and Region.*
- 4) *To provide for a more efficient and economic extension of municipal service through the concentration of a number of industries in a specific area, rather than scattered indiscriminately in widely separated locations throughout the Town.*
- 5) *To provide for industrial sites that are serviceable and can be assured of a high level of hydro power supply.*
- 6) *To ensure that adequate water and sewer service (or alternatives) and drainage works will be provided to the entire industrial district.*
- 7) *To encourage industrial development to locate within serviced industrially designated lands.*
- 8) *To encourage prestige type industries to locate in areas with exposure to the Queen Elizabeth Way and the arterial roads.*
- 9) *To minimize conflicts between industrial uses and adjacent rural, rural residential and natural amenity areas through adequate regulation and separation;*
- 10) *To ensure that a broad range of industrial related commercial facilities exist to meet the needs of the users of the industrial district as well as other visitors to the area by providing suitable locations for the facilities and permitting a suitable range of services.*
- 11) *To protect and conserve environmentally sensitive areas, such as existing watercourses, their valley lands, wood lots and other significant landscaped areas by minimizing any adverse effects by industrial uses. This may be accomplished by special site plan requirements or other appropriate methods.*
- 12) *To ensure that all industrial development takes place in a logical and orderly manner within the physical and financial capabilities of the Town.*

Section 15: Open Space and Community Facilities

15.2 GOALS AND OBJECTIVES

- 1) *To provide for appropriately located neighborhood parks, institutions and community facilities that are accessible to the people they serve, while not having an adverse effect on abutting land uses.*
- 2) *To encourage the location of community facilities at strategic locations with convenient access for all residents of the community.*
- 3) *To accommodate the changing needs of the community by allowing for re-development that is timely and appropriate.*