

YOUR GUIDE AND INDEX TO LAND USE PLANNING PUBLICATIONS

Ministry of Municipal Affairs and Housing

December 2009



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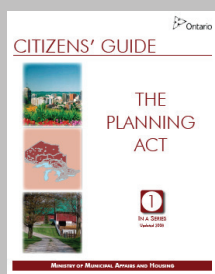
YOUR GUIDE AND INDEX TO LAND USE PLANNING PUBLICATIONS

The Ministry of Municipal Affairs and Housing has many publications that can help municipalities, stakeholders and the general public to better understand Ontario's planning system and how it can encourage economic prosperity, environmental sustainability and an improved quality of life. Links to the publications are available from the Ministry's home website under Land Use Planning:

ontario.ca/mah

1. Citizen's Guide to Land Use Planning in Ontario

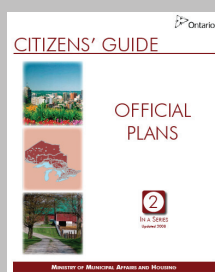
A series of 10 Citizen's Guides first issued in 1997 were updated in 2008 to reflect changes introduced by the government's Planning Reform initiative through Bills 26 and 51 which received Royal Assent on November 30, 2004 and October 19, 2006 respectively.



1. *The Planning Act*

The Planning Act sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them.

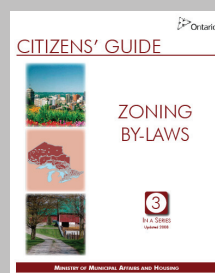
<http://www.mah.gov.on.ca/Page1760.aspx>



2. *Official Plans*

An official plan describes your upper, lower or single-tier municipal council's policies on how land in your community should be used. It is prepared with input from you and others in your community and helps to ensure that future planning and development will meet the specific needs of your community.

<http://www.mah.gov.on.ca/Page1759.aspx>

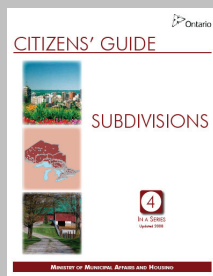


3. *Zoning By-laws*

A zoning by-law controls the use of land in your community. It states exactly:

- how land may be used
- where buildings and other structures can be located
- the types of buildings that are permitted and how they can be used
- the lot sizes and dimensions, parking requirements, building heights and set-backs from the street

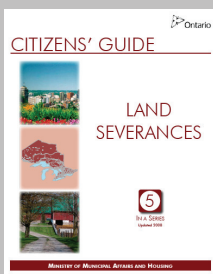
<http://www.mah.gov.on.ca/Page1758.aspx>



4. Subdivisions

When you divide a piece of land into two or more parcels and offer one or more for sale, you are subdividing property, and the provisions of the Planning Act come into play.

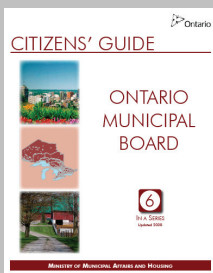
<http://www.mah.gov.on.ca/Page1757.aspx>



5. Land Severances

A land severance is the authorized separation of a piece of land to form a new lot or a new parcel of land. This is commonly known as a “consent”. It is required, if you want to sell, mortgage, charge or enter into any agreement (at least 21 years) for a portion of your land.

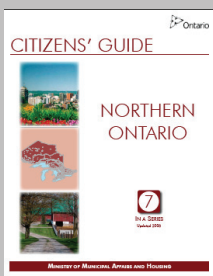
<http://www.mah.gov.on.ca/Page1756.aspx>



6. Ontario Municipal Board

The Ontario Municipal Board is an independent administrative tribunal responsible for hearing appeals and deciding on a variety of contentious municipal matters.

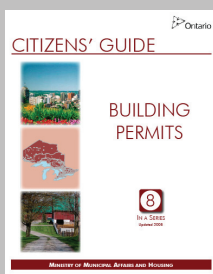
<http://www.mah.gov.on.ca/Page1755.aspx>



7. Northern Ontario

In northern Ontario, some of the steps involved in land use planning differ from those in the rest of the province. Some of the reasons include: The municipal structure in the North is not the same as in Southern Ontario. Great distances between communities sometimes make public participation in planning issues difficult. Much of Northern Ontario is Crown Land, i.e. owned by the provincial government.

<http://www.mah.gov.on.ca/Page1754.aspx>

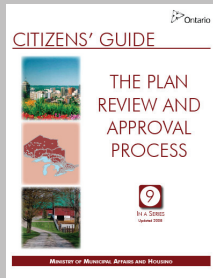


8. Building Permits

The body responsible for enforcing Ontario’s Building Code in your area issues permits for the construction, renovation, demolition and certain changes of use of buildings, and for the installation, alteration, extension or repair of on-site sewage systems.

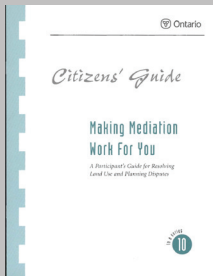
<http://www.mah.gov.on.ca/Page1753.aspx>

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9. *The Plan Review and Approval Process*

Originally, the approval authority for land use planning was the Minister of Municipal Affairs and Housing and, in some cases, a municipality. Over the last decade, however, reflecting increased support for local autonomy in land use planning, the province has transferred approval authority to municipal councils, municipal planning authorities and planning boards, where possible.
<http://www.mah.gov.on.ca/Page339.aspx>



10. *Making Mediation Work for You*

This guide is designed to increase the use of mediation and reduce the number of land use planning conflicts that go to the Ontario Municipal Board.
<http://www.mah.gov.on.ca/Page1752.aspx>

2. Legislative and Policy Framework for Land Use Planning in Ontario

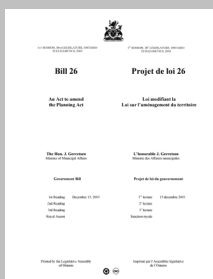
Information about Ontario's land use planning framework including planning legislation, Provincial Policy Statement (PPS) and provincial plans and associated support materials.

a. Planning Act

1. Planning Reform I - Bill 26

Planning reform is a key component of the government's commitment to building strong communities in Ontario. The Strong Communities (Planning Amendment) Act, 2004 (Bill 26) was the first step in planning reform. It received Royal Assent on November 30, 2004.

<http://www.mah.gov.on.ca/Page202.aspx>



2. Strong Communities (Planning Amendment) Act, 2004 (Bill 26) - InfoSheet

This InfoSheet summarizes amendments to the Planning Act resulting from Bill 26 which received Royal Assent on November 30, 2004.

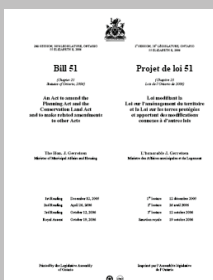
<http://www.mah.gov.on.ca/Page1433.aspx>



3. Planning Reform II – Bill 51

The Planning and Conservation Land Statute Law Amendment Act, 2006 (Bill 51) was the second component of the planning reform initiative. The Act received Royal Assent on October 19, 2006 and all Planning Act sections came into effect on January 1, 2007.

<http://www.mah.gov.on.ca/Page200.aspx>

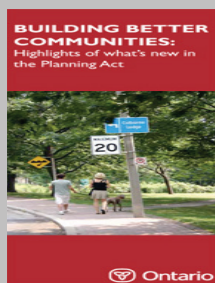


4. Explanatory notes: Guide to Planning Reform Changes

These explanatory notes assist users to understand the changes to the planning system introduced by the Planning and Conservation Land Statute Law Amendment Act, 2006 and its associated regulations.

<http://www.mah.gov.on.ca/Page210.aspx>





5. Building Better Communities: Highlights of what's new in the Planning Act

This document provides a summary of the changes made to the planning process through the Planning and Conservation Land Statute Law Amendment Act, 2006 (Bill 51). The document also highlights changes affecting the Ontario Municipal Board.

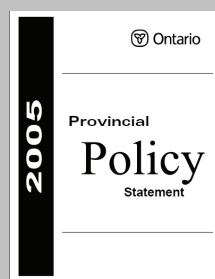
<http://www.mah.gov.on.ca/Page1456.aspx>

b. Provincial Policy Statement, 2005

1. Provincial Policy Statement (PPS), 2005

The Provincial Policy Statement is the complimentary policy document to the Planning Act. It is issued under the authority of Section 3 of the Planning Act and provides policy direction to decision makers on matters of provincial interest related to land use planning and development. The policies focus on the key provincial interests related to land use planning.

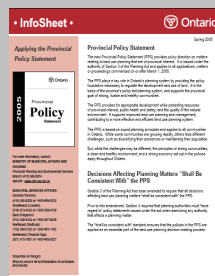
<http://www.mah.gov.on.ca/Page1485.aspx>



2. Applying the Provincial Policy Statement InfoSheet

This InfoSheet was developed to assist with the application of the new “shall be consistent with” provision, included in the Strong Communities (Planning Amendment) Act, 2004, when implementing the policies of the PPS, 2005.

<http://www.mah.gov.on.ca/Page5501.aspx>



3. Comprehensive Review InfoSheet

The InfoSheet was developed to assist participants in the land use planning process to understand the comprehensive review policies of the PPS, 2005. Comprehensive reviews help planning authorities make land use planning decisions on issues that typically require a broader context or framework and consideration of potential impacts from interrelated activities and factors.

<http://www.mah.gov.on.ca/Page4931.aspx>

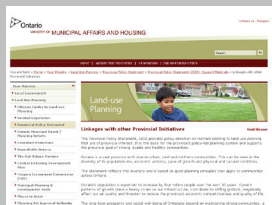


4. Lot Creation in Prime Agricultural Areas InfoSheet

This InfoSheet assists participants in the land use planning process to understand the PPS, 2005 and the policies pertaining to the long-term protection of prime agricultural areas.

<http://www.mah.gov.on.ca/Page4723.aspx>



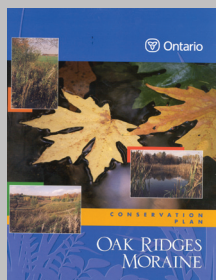


5. Linkages with other Provincial Initiatives

The PPS, 2005 links with other provincial initiatives to build a strong Ontario. Land use planning is only one of the tools for protecting provincial interests. A wide range of legislation, regulations, policies and programs, also affect planning matters and protect provincial interests. The Linkages document provides information on how these initiatives support building strong, healthy and prosperous communities.

<http://www.mah.gov.on.ca/Page4858.aspx>

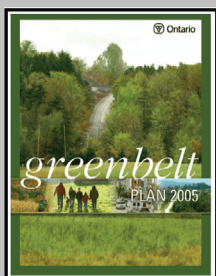
c. Greenbelt



1. Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine is an environmentally sensitive, geological landform in south central Ontario, covering 190,000 hectares. The Oak Ridges Moraine Conservation Act, 2001, Oak Ridges Moraine Conservation Plan, Oak Ridges Moraine maps and related information can be viewed on the ministry website.

<http://www.mah.gov.on.ca/Page1707.aspx>



2. Greenbelt Plan, 2005

The Greenbelt is key to permanently protecting greenspace and containing urban sprawl in the Golden Horseshoe. The Greenbelt Act, 2005 has enabled the creation of a Greenbelt Plan, which protects an additional one million acres of environmentally sensitive and agricultural land in the Golden Horseshoe from urban development and sprawl. The Greenbelt Act, 2005, Greenbelt Plan, Greenbelt maps and related information can be viewed at www.greenbelt.ontario.ca

<http://www.mah.gov.on.ca/Page189.aspx>



3. Growing the Greenbelt

This booklet provides some background information about the Greenbelt and outlines the criteria and process that the Minister of Municipal Affairs and Housing, in consultation with partner ministries, will use to consider municipal requests to expand the existing Greenbelt.

<http://www.mah.gov.on.ca/Page5895.aspx>



4. Supporting the Greenbelt – Planning Act Tools InfoSheet

This InfoSheet provides information on enhanced tools in the Planning Act that are available to municipalities and could be used to further the vision and policy objectives of the Greenbelt Plan

<http://www.mah.gov.on.ca/Page6856.aspx>

3. Land Use Planning Tools

Information about planning tools to implement sustainable, well-designed and investment-ready communities in Ontario

a. Building Blocks for Sustainable Planning

The Building Blocks for Sustainable Planning are a series of 12 single sheets detailing the range of planning tools available for municipalities for implementation. These buildings blocks help municipalities move towards more sustainable and investment-ready planning.

1. Zoning By-Law/ Zoning By-Law Amendment (s. 34)

This sheet provides an overview and graphic representation of zoning by-laws/ zoning by-law amendments as a tool that can be used for promoting sustainable planning.

<http://www.mah.gov.on.ca/Page6841.aspx>

2. Minimum/Maximum Standards In Zoning (s. 34 (3))

This sheet provides an overview and graphic representation of minimum/maximum height and density standards in zoning as a tool that can be used for promoting sustainable planning.

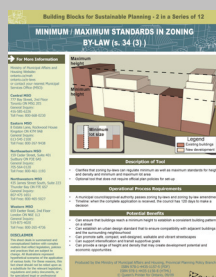
<http://www.mah.gov.on.ca/Page6842.aspx>

3. Protection of Second Suite Policies

(s. 17 (24.1), 17 (36.1), 22 (7.1) & (7.2) and s. 34 (19.1))

This sheet provides an overview and graphic representation of secondary suite policies as a tool that can be used for promoting sustainable planning.

<http://www.mah.gov.on.ca/Page6843.aspx>

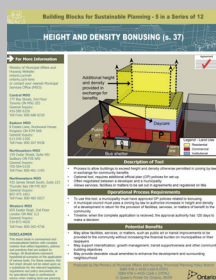




4. Holding By-Law (s. 36)

This sheet provides an overview and graphic representation of holding by-laws as a tool that can be used for promoting sustainable planning.

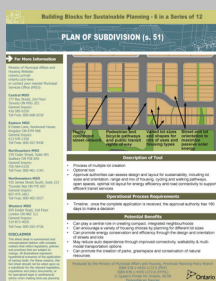
<http://www.mah.gov.on.ca/Page6844.aspx>



5. Height and Density Bonusing (s. 37)

This sheet provides an overview and graphic representation of height and density bonusing as a tool that can be used for promoting sustainable planning.

<http://www.mah.gov.on.ca/Page6845.aspx>



6. Plan of Subdivision (s. 51)

This sheet provides an overview and graphic representation of plans of subdivision as a tool that can be used for promoting sustainable planning.

<http://www.mah.gov.on.ca/Page6846.aspx>



7. Site Plan Control – Implemented Without Exterior Design Control (s. 41)

This sheet provides an overview and graphic representation of site plan control without exterior design control as a tool that can be used for promoting sustainable planning.

<http://www.mah.gov.on.ca/Page6847.aspx>



8. Site Plan Control – Implemented With Exterior Design Control (s. 41)

This sheet provides an overview and graphic representation of site plan control with exterior design control as a tool that can be used for promoting sustainable planning.

<http://www.mah.gov.on.ca/Page6848.aspx>

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9. Reduction in Parkland Dedication Payments (s. 42 (6.2) and (6.3))

This sheet provides an overview and graphic representation of reduction of parkland dedication payments as a tool that can be used for promoting sustainable planning.

<http://www.mah.gov.on.ca/Page6849.aspx>



10. Community Improvement Plans (CIPs) (s. 28)

This sheet provides an overview and graphic representation of CIPs as a tool that can be used for promoting sustainable planning.

<http://www.mah.gov.on.ca/Page6850.aspx>



11. Development Permit System (s. 70.2 and O. Reg. 608/06)

This sheet provides an overview and graphic representation of the Development Permit System as a tool that can be used for promoting sustainable planning.

<http://www.mah.gov.on.ca/Page6851.aspx>



12. Employment Lands Protection (s. 22, 34)

This sheet provides an overview and graphic representation of employment lands protection as a tool that can be used for promoting sustainable planning.

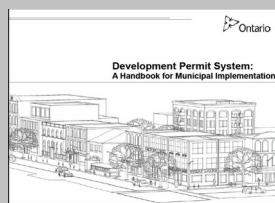
<http://www.mah.gov.on.ca/Page6852.aspx>

b. Development Permit System

1. Development Permit System: A Handbook for Municipal Implementation

The Development Permit System (DPS) is a new land use planning system available to all local municipalities in Ontario. It is a land use approval framework that combines three planning processes in one for a comprehensive approach that streamlines development approvals.

<http://www.mah.gov.on.ca/Page5911.aspx>



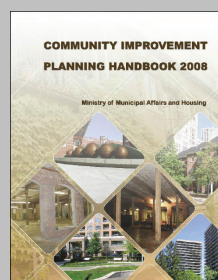
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2. Development Permit System InfoSheet

The Development Permit System (DPS) InfoSheet provides a high level overview of the DPS and is intended to inform municipalities and stakeholders on what the DPS is and how the system works.

<http://www.mah.gov.on.ca/Page4845.aspx>



c. Community Improvement Planning

1. Community Improvement Planning Handbook

This handbook, updated in 2008, informs and assists municipalities and others interested in community improvement planning under section 28 of the Planning Act.

<http://www.mah.gov.on.ca/Page1297.aspx>

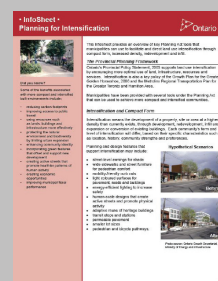


d. Planning Act Tools for Sustainable Development

1. Poster - Planning Act Tools to Support Intensification and Sustainability

This poster provides an overview and graphic representation of the various tools available under the Planning Act to support municipalities in promoting increased densities and sustainability.

<http://www.mah.gov.on.ca/Page6879.aspx>



2. Planning for Intensification InfoSheet

This InfoSheet provides an overview of key Planning Act tools that municipalities can use to facilitate and direct land use intensification through compact form, increased density, redevelopment and infill.

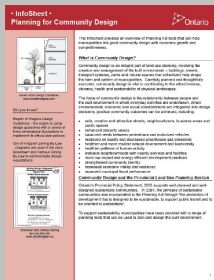
<http://www.mah.gov.on.ca/Page6853.aspx>



3. Transit-Supportive Land Use Planning InfoSheet

This InfoSheet provides an overview of key Planning Act tools that municipalities can use to support and facilitate transit-supportive land use planning and development.

<http://www.mah.gov.on.ca/Page6855.aspx>



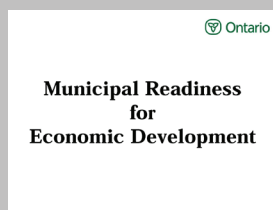
4. Planning for Community Design InfoSheet

This InfoSheet provides an overview of Planning Act tools that can help municipalities link good community design with economic growth and competitiveness.

<http://www.mah.gov.on.ca/Page6854.aspx>

4. Municipal Economic Development and Investment-Readiness

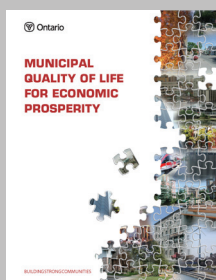
Support materials about a range of tools available to support planning and development activities and creation of investment-ready and economically prosperous communities



1. *Municipal Readiness for Economic Development*

This booklet is designed for small and medium-sized municipalities. It provides useful information on industrial development trends in southern Ontario, ways to attract development to your municipality, and a self-assessment questionnaire for municipalities to determine their economic readiness. Published in 2000, a number of tools have since been enhanced through planning reform legislative changes.

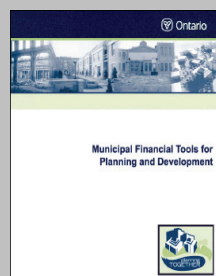
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2. *Municipal Quality of Life for Economic Prosperity*

This 2004 handbook provides information to help municipalities make the connections between quality of life, land use planning decisions and economic prosperity.

<http://www.mah.gov.on.ca/Page1525.aspx>

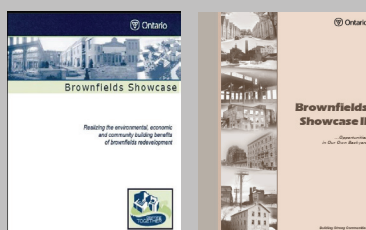


3. *Municipal Financial Tools for Planning and Development*

This publication was developed to help municipalities identify a range of potential financing tools available to support planning and development activities.

Published in 2000, a number of tools have since been enhanced through planning reform legislative changes.

<http://www.mah.gov.on.ca/Page166.aspx>

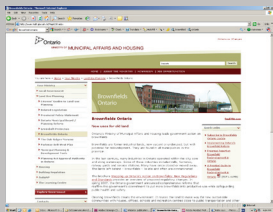


4. *Brownfields Showcase I and II*

Published in 2000 and 2004, these handbooks discuss community rejuvenation through the remediation and redevelopment of contaminated lands.

<http://www.mah.gov.on.ca/Page6977.aspx>

Note: a number of new and enhanced tools such as community improvement plans have been enhanced or added through planning reform legislative changes.



5. *Brownfields Ontario Website*

Ontario.ca/brownfields - Ministry of Municipal Affairs and Housing's one stop website for information on brownfields, including the latest reports, brochures and guides, such as: "A Practical Guide to Brownfield Redevelopment in Ontario".

5. Healthy Communities

Information about how communities can be planned and designed for healthy, active living through the physical landscape and to retain and attract residents, investment and visitors



1. *Planning By Design: a Healthy Communities Handbook, November 2009*

Planning By Design is for municipal decision makers, planners, policy makers, developers, architects, engineers, designers, landscape architects, health/public health, social care and law enforcement professionals, non-profit organizations, community groups and individuals interested in the connection between health and the built environment. It aims to generate and share ideas on how places can be planned and designed more sustainably for healthy, active living by retaining and attracting residents, investments and visitors.

<http://www.mah.gov.on.ca/Page6737.aspx>



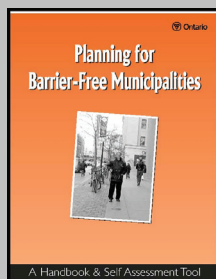
2. *Planning By Design: A Healthy Communities Handbook InfoSheet*

This InfoSheet provides information on the handbook and links to its location online.

<http://www.mah.gov.on.ca/PAGE6923.aspx>

6. Accessibility

Information for municipalities to provide for accessibility through their planning and development decisions



1. Planning for Barrier-Free Municipalities

The purpose of the Accessibility for Ontarians with Disabilities Act, 2005 is to improve opportunities for persons with disabilities to participate fully in all aspects of life, including ensuring that everyone has access to public spaces. This Handbook and Self Assessment Tool was updated in December 2009 and provides suggestions for municipalities to develop barrier-free policies and options that will suit their local circumstances and resources.

<http://www.mah.gov.on.ca/Page1290.aspx>



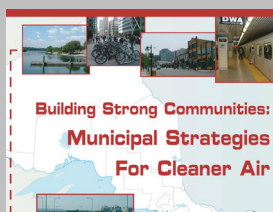
2. The Planning Act and Accessibility InfoSheet

This InfoSheet provides information on the provisions in the Planning Act that enable municipalities to provide for accessibility through their planning and development decisions.

<http://www.mah.gov.on.ca/Page6492.aspx>

7. Climate Change / Energy Efficiency / Air Quality

Support materials on strategies and best practices to address climate change, energy efficiency and air quality issues.



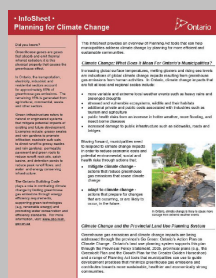
1. Municipal Strategies for Cleaner Air

This handbook, published in 2004, helps give municipalities insight into how they might improve air quality through land use planning and infrastructure decisions.
<http://www.mah.gov.on.ca/Page1307.aspx>



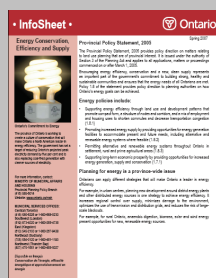
2. Improving Air Quality InfoSheet

Clean air is the foundation for a good quality of life and has important public health benefits. The InfoSheet discusses several PPS, 2005 policies which helps to reduce emissions and improve air quality.
<http://www.mah.gov.on.ca/Page4712.aspx>



3. Planning for Climate Change InfoSheet

This InfoSheet provides an overview of Planning Act tools that can help municipalities address climate change by planning for more efficient, greener, and sustainable communities.
<http://www.mah.gov.on.ca/Page6857.aspx>



4. Energy, Conservation, Efficiency and Supply InfoSheet

The InfoSheet assists participants in the land use planning process to understand the PPS, 2005 and the policies pertaining to energy efficiency and improved air quality through land use and effective development patterns.
<http://www.mah.gov.on.ca/Page4713.aspx>

8. Affordable Housing

Information on policies and tools for affordable housing in our communities.



1. Affordable Housing InfoSheet

This InfoSheet assists participants in the land use planning process to understand the PPS, 2005 policies pertaining to affordable housing and the need to encourage and provide affordable housing in our communities.

<http://www.mah.gov.on.ca/Page5496.aspx>