

**Modifications in Bill 150: The *Planning Statute Law Amendment Act, 2023*
For Reference Purposes Only**

Item	Municipality	Modification References	Modification Language
1.	City of Barrie	Modification numbered 66	<p>66. A new policy 6.5.1.3.j) is added to read:</p> <p><u>Where their activity would cause a significant drinking water threat, uses outlined in Policy LUP-1 of the South Georgian Bay Lake Simcoe Source Protection Plan shall not be permitted in vulnerable areas.</u></p>
2.	City of Belleville	Modifications numbered 11, 14 and 16	<p>11. OP Policy 5.4 d) is modified as follows:</p> <p><u>Development to be serviced on private on-site sewage systems is discouraged in all vulnerable areas where it would be a significant drinking water threat. The City shall, in cooperation with the Quinte Region Source Protection Authority, assess applications for development in areas where on-site sewage systems would be a significant drinking water threat. This assessment may require one or more of the following to be prepared by a qualified professional and which demonstrates that a future on-site sewage system can be adequately managed and will not adversely impact the municipal water supply:</u></p> <ul style="list-style-type: none"> <u>i. Hydrogeological study;</u> <u>ii. Engineered sewage system design; and</u> <u>iii. Best management practices and site design.</u> <p>14. OP Policy 7.4.2 h) is modified as follows:</p> <p><u>Where archaeological resources are documented and found to be Indigenous in origin, a copy of the archaeological assessment report shall be provided to Indigenous communities and organizations based on the city's existing understanding for who may have rights and/or interests in the area.</u></p> <p>16. OP Policy 7.12. 1 c) is modified as follows:</p>

Item	Municipality	Modification References	Modification Language
			<p>The implementing Zoning By-law of this Plan will prohibit land uses in the Intake Protection Zones and Wellhead Protection Areas that may present a risk of contaminating this drinking water intake source.</p> <p><u>To conform with Quinte Region Source Protection Plan policies, future waste disposal sites or the expansion of an existing waste disposal site are prohibited in the vulnerable areas where they would be significant drinking water threats. Sites that do not require an environmental compliance approval are exempt and instead require a risk management plan in areas where they could be significant drinking water threats. Further, sewage treatment plants are prohibited in the vulnerable areas where they would be significant drinking water threats if proposed in the future.</u></p>
3.	City of Guelph	Modification numbered 17 (plus one text modification)	<p>17. Part B to By-law (2022)-20731, is modified by creating new Item 127 as follows:</p> <p>ITEM 127: A new policy 4.4.1.37 is created as follows:</p> <p><u>37. Within the <i>Special Policy Area</i> as identified on Schedule 3 and Schedule C of this Plan, any change or modification to policies, land use designations or boundaries applying to the <i>Special Policy Area</i> lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the City approving such changes or modifications.</u></p> <p>Note: In addition to the above, the following text modifications are proposed to be included in the Bill (section 2):</p> <p>“Schedule D: Downtown Secondary Plan Minimum and Maximum Building Heights is modified to replace the building heights only for properties located in the Special Policy Area, as designated on Schedule C: Downtown Secondary Plan Land Use Plan of the City of Guelph Official Plan, February 2022 consolidation with the building heights from Schedule D: Downtown Secondary Plan Minimum and Maximum Heights from the City of Guelph Official Plan, February 2022 consolidation.”</p>

Item	Municipality	Modification References	Modification Language
4.	Halton Region	Modifications numbered 18 to 20	<p>18. Section 173 (1.4) is modified as shown below:</p> <p>173 (1.4) Identify the following <i>planned corridors</i> on Map 3:</p> <p>a) the Highway 413 Corridor and the Northwest GTA Transmission Corridor, consisting of:</p> <p>[i] a primary corridor protection area that reflects the Highway 413 <u>Focused Analysis Area (2020) and the Northwest GTA Transmission Corridor Narrowed Area of Interest (2020) Preferred Route (2020)</u> and that is intended to be protected and refined over the longterm for the planned corridor, and</p> <p>[ii] a secondary corridor protection area that reflects the Highway 413 Focused Analysis Area (2020) and the Northwest GTA Transmission Corridor Narrowed Area of Interest (2020) outside of the Highway 413 Preferred Route (2020) and that is intended to be protected only until such time as the final locations of the Highway 413 Corridor and the Northwest GTA Transmission Corridor are confirmed and the corridor protection areas are refined. The final confirmed rights-of-way for the Highway 413 and Northwest GTA Transmission Corridor will be protected indefinitely with the highway lands designated under the PTHIA.</p> <p>19. Section 173 (1.6) is modified as shown below:</p> <p>173 (1.6) Automatically update the <i>planned corridors</i> and associated corridor protection areas as shown on Map 3, without amendment to this Plan as follows:</p> <p>a) automatically where a preferred alignments <u>and ancillary features have</u> has been determined through an <i>Environmental Assessment Act</i> process <u>and the identified corridors have been subsequently designated as facilities under the relevant provincial Acts or policies</u>, at which time lands not required for the <u>designated corridors and ancillary features</u> planned corridors are removed from the corridor protection areas; or</p>

Item	Municipality	Modification References	Modification Language
			<p>b) through the phased release of lands by the Region and Local Municipalities, in consultation with and to the satisfaction of as determined by the Province, and provided that the release of lands meets the criteria under Section 173(1.5) of this Plan.</p> <p>20. "Map 3 - Functional Plan of Major Transportation Facilities" is modified to combine the "Primary Corridor Protection Area" and "Secondary Corridor Protection Area" and rename it as "Corridor Protection Area".</p>
5.	City of Hamilton – Rural OPA 34	None	N/A
6.	City of Hamilton – Urban OPA 167	Modifications numbered 18, 26 and 36	<p>18. Modify B.3.4.4.11</p> <p>Where a marked or unmarked cemetery or burial place is found, the nearest Indigenous community <u>ies with a known interest in the area</u> shall be notified.</p> <p>26. Add new C.3.2.4 and renumber subsequent policies accordingly</p> <p><u>Land use compatibility between sensitive land uses, major facilities, major retail uses and major office uses in all land use designations shall be in accordance with policy E.5.2.7.1.</u></p> <p>36. Modify E.5.2.7.1 b):</p> <p>b) Sensitive land uses within the Neighbourhoods, Institutional or Commercial and Mixed Use designations shall be protected from the potential adverse impacts of heavy industrial uses <u>major facilities within the lands designated Employment Area</u>, and industrial uses <u>major facilities</u> shall be protected from sensitive land uses as follows:</p> <p>i) The City shall have regard for <u>follow</u> provincial guidelines concerning land use compatibility between industrial facilities and sensitive land uses. <u>Major facilities, and sensitive land uses, major retail uses and major office uses</u> 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</p>

Item	Municipality	Modification References	Modification Language
			<p>contaminants, and minimize risk to public health and safety, to ensure the long-term viability of <u>major facilities</u> in accordance with provincial guidelines, standards and procedures.</p> <p>ii) Where avoidance of impacts is not possible, in accordance with Policy E.5.2.7.1 b) i), the City 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 <i>sensitive land uses</i>, <u>major retail uses and major office uses</u> are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:</p> <ol style="list-style-type: none"> 1. there is an identified need for the proposed use; 2. alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; 3. adverse effects to the proposed sensitive land use are minimized and mitigated; and, 4. potential impacts to industrial, manufacturing or other uses are minimized and mitigated.
7.	Niagara Region	Modifications numbered 5, 24, 32, 33, 39 and 44	<p>5. Delete 3.1.5.5 e) and renumber subsequent policies (f-j) accordingly:</p> <p><i>Development or site alteration shall not be permitted in key natural heritage features that are within the Provincial natural heritage system or in any key hydrologic features outside of settlement areas except for:</i></p> <p>[...]</p> <p>e) single dwellings on existing lots of record in the Greenbelt Plan area, provided they were zoned for such as of the date the Greenbelt Plan initially came into effect;”</p> <p>[...]</p> <p>24. Add new policy 4.2.4.10</p> <p><u>Notwithstanding policy 7.12.2.5 development applications within a two kilometer radius of the Cytec Canada Inc. facility in Niagara Falls shall be subject to policy 4.2.1.11 of this Plan, except for the lands currently designated Neighbourhood Commercial in the local official plan.</u></p>

Item	Municipality	Modification References	Modification Language
			<p>32. Add new policy 5.2.4.16 <u>The establishment of a new waste disposal site is not permitted in the NEP Area.</u></p> <p>33. Delete Policy 6.1.3.3 and renumber subsequent policies accordingly.</p> <p>The Glendale District Plan recognizes and provides direction for the four special study areas: Niagara Regional Native Centre, Eco Park, Southwest Glendale, and Niagara College.</p> <p>39. Schedules A, B, C1, C2, C3, F, G, H, I, J1, J2 and K and Appendices 1 & 2 are modified by aligning the settlement area boundary of the City of St Catharines and the City of Thorold in the locations generally identified in Appendix 1 with the Greenbelt Plan Area Boundary identified in O.Reg. 59/05, so that the urban boundary does not expand over the Greenbelt Plan Area.</p> <p>44. Modify Schedule F as follows: The “Niagara Escarpment Plan Area” is depicted as a hatched overlay to allow for the “Specialty Crop Area” designation to be visible.</p>
8.	City of Ottawa	None	N/A
9.	Peel Region	Modifications numbered 3, 16 to 18, 21, 30 and 41 to 43	<p>3. Policy 2.14.13 is modified so that it reads:</p> <p>For the purposes of defining the Core Areas of the Greenlands System for mineral aggregate resource extraction uses within the Rural System <u>of the Greenbelt Plan</u>, define Core Area <i>woodlands</i> as all <i>woodlands</i> that are a minimum of 30 hectares in size and exclude as Core Area <i>valley and stream corridors</i> all <i>valley and stream corridors</i> that have a drainage area of less than 125 hectares, <u>subject to policy 4.3.2.10 of the Greenbelt Plan.</u></p> <p>16. Policy 5.7.18.9 to be deleted in its entirety.</p>

Item	Municipality	Modification References	Modification Language
			<p>17. Policy 5.7.18.10 to be deleted in its entirety:</p> <p>18. Policy 5.7.18.11 is deleted in its entirety.</p> <p>21. Policy 5.8.51.6 is modified so that it reads:</p> <p>Recognize that as part of a regional <i>municipal comprehensive review</i> the lands around Sandhill were identified as having long-term potential to support employment uses as per the Future Strategic <i>Employment Area</i> on Schedule E-4.</p> <p>30.. “Schedule A-5 – Wellhead Protection Areas in Caledon (April 2022)” is deleted in its entirety and replaced with a new “Schedule A-5 – Wellhead Protection Areas in Caledon”, attached hereto in Appendix A.</p> <p>41. “Figure 5 – Wellhead Protection Areas in Peel for the Oak Ridges Moraine Conservation Plan Area (ORMCPA) (April 2022)” is deleted in its entirety and replaced with a new “Figure 5 – Wellhead Protection Areas in Peel for the Oak Ridges Moraine Conservation Plan Area (ORMCPA)”, attached in Appendix G.</p> <p>42. “Schedule E-5 Major – Transit Station Areas (April 2022)” is modified by deleting the KIT – 5 (Heritage Heights GO Station) stop location and radius.</p> <p>43. “Table 5 – Minimum Densities of Major Transit Station Areas” is modified by deleting the row KIT – 5 (Heritage Heights GO Station).</p>
10.	City of Peterborough	Modifications numbered 9, 10 and 42	<p>9. OP policy 4.1.2 f) is modified so that it reads as follows:</p> <p>f. The development of major retail facilities, or major office <u>or sensitive land</u> uses will, in accordance with Provincial guidelines, avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other uses in Employment Districts that are particularly vulnerable to encroachment.</p> <p>10. OP policy 4.1.2 g) is modified so that it reads as follows:</p>

Item	Municipality	Modification References	Modification Language
			<p><u>g. Where avoidance is not possible in accordance with policy 4.1.2 f), the city 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:</u></p> <p style="padding-left: 40px;"><u>i) there is an identified need for the proposed use;</u> <u>ii) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;</u> <u>iii) adverse effects to the proposed sensitive land use are minimized and mitigated; and</u> <u>iv) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.</u></p> <p>42. OP policy 6.1.4 i) is modified so that it reads as follows:</p> <p>i. Schedule H: Source Water Protection identifies the Vulnerable Area, or more specifically the Intake Protection Zones, Wellhead Protection Areas, Significant Groundwater Recharge Areas and Highly Vulnerable Aquifers for the Peterborough Municipal Drinking Water System as defined under the Clean Water Act, 2006 and in accordance with the approved Trent Source Protection Plan and Assessment Report. Specific land use activities are identified which are or would be a significant drinking water threat if undertaken in the Vulnerable Area. To protect the intake municipal drinking water sources, significant drinking water threat activities are subject to policies set out in the Trent Source Protection Plan which was developed under the Clean Water Act, 2006.</p> <p><u>The city also contains a portion of Intake Protection Zone-3 (IPZ 3) for the Hastings Municipal Drinking Water System. A map showing the extent of the IPZ-3 can be found within the Trent Source Protection Plan.</u></p>
11.	Region of Waterloo	None	N/A
12.	County of Wellington	Modifications numbered 1 and 2	1. Part B to By-law 5760-22, is modified by creating new Item 11.1 as follows:

Item	Municipality	Modification References	Modification Language
		(plus text modifications)	<p>11.1 Section 4.1.5 Policy Direction is amended by adding a new bullet (I) to the end of the list as follows:</p> <p><u>I) The County will engage Indigenous communities with Aboriginal and treaty rights or traditional territory in the area and consider their interests when identifying, protecting, and managing <i>cultural heritage resources</i> and <i>archaeological resources</i>.</u></p> <p>2. Part B to By-law 5760-22, is modified by creating new Item 11.2 as follows:</p> <p>11.2 A new Section 13.16 Indigenous Engagement is created as follows:</p> <p><u>13.16 Indigenous Engagement</u></p> <p><u>The County will engage Indigenous communities with Aboriginal and treaty rights or traditional territory in the area and co-ordinate land use planning matters throughout the planning process.</u></p> <p>Note: In addition to the above, the following text modifications are proposed to be included in the Bill (section 2):</p> <p>“Schedules A-1, A-3, A-4 and A-8 to Official Plan Amendment 119 shall be modified to reflect the Greenbelt Boundaries as shown within O. Reg. 59/05: Designation of Greenbelt Area, under the <i>Greenbelt Act</i>.”</p> <p>“Schedules A-1 and A-3 to Official Plan Amendment 119 shall be modified to identify the community of Brisbane, Town of Erin as a hamlet in the Greenbelt Plan, 2017, as amended.”</p> <p>“Schedules A-1, A-8, and A-16 to Official Plan Amendment 119 shall be modified to remove parts of the Regionally Significant Economic Development Study Area that are located in the Greenbelt Boundaries as shown within O. Reg. 59/05: Designation of Greenbelt Area, under the <i>Greenbelt Act</i>.”</p>

Item	Municipality	Modification References	Modification Language
			<p>“Schedules A-1 and A-8 shall be modified to delete the Town of Puslinch from being identified as a hamlet within the Greenbelt Plan, 2017, as amended. Schedule A-17 shall be deleted in its entirety.”</p>
13.	York Region	<p>Modifications numbered 8, 18, 25, 30, 40 to 45, 47, 48, 58 to 61, 78, 79 ii) and 80</p> <p>(plus text modifications)</p>	<p>8. Revise policy 3.5.1 so that it states, “To direct development and site alteration, <u>in accordance with guidance developed by the Province,</u> outside of hazardous lands and hazardous sites.”</p> <p>18. Revise policy 4.4.24 by adding a new bullet: <u>“u) The interface between major facilities and sensitive lands uses to ensure matters of land use compatibility are appropriately addressed in accordance with the PPS.</u></p> <p>25. Delete Policy 5.3.4 in its entirety and replace with, <u>“Special Provisions for the lands municipally known as 11333 Dufferin Street. Notwithstanding the policies of this section, the lands legally described as PIN 03342- 0266, PT LT 29 Con 2 Vaughan; PT LT 30 Con 2 Vaughan PTS 1 – 8 64R6003 Except PT 3 Expropriation PL R602558; S/T VA41581 Partially Released by R283556; S/T VA82915, Vaughan are intended to be developed for urban uses. The lands shall only be developed on the basis of full municipal services, an approved and registered draft plan of subdivision, and an approved implementing zoning by-law.</u></p> <p>30. Add a new policy to Section 5.5: <u>“5.5.22 Development on, abutting, or adjacent to lands affected by oil, gas and salt hazards or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed.”</u></p> <p>40. Revise policy 6.4.11 so that it states, “That where local official plans permit minor infill in Towns and Villages and Hamlets on private individual wastewater systems consistent with current Provincial guidelines, these systems will be permitted only if it can be demonstrated to the local municipality that there are no adverse impacts on soil, surface or groundwater quality and quantity <u>and in accordance with applicable</u></p>

Item	Municipality	Modification References	Modification Language
			<p><u>policies in the South Georgian Bay Lake Simcoe and the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plans.</u></p> <p>41. Revise policy 6.4.19 so that it states, “That the location of new municipal sewage system infrastructure, wherever possible, shall be located outside of the vulnerable areas within a Wellhead Protection Area or Intake Protection Zone where it would be identified as a significant drinking water threat. <u>Specific types of sewage infrastructure may not be permitted where the activity is identified as a significant drinking water threat in accordance with the South Georgian Bay Lake Simcoe and the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plans.</u>”</p> <p>42. Add the following new subsections to 6.4.31, after subsection i): “j) tailings from mines; and k) <u>Dense non-aqueous phase liquids (DNAPLS)</u>”</p> <p>43. Revise policy 6.4.35 so that it states, “That notwithstanding policy 6.4.31, within <i>Wellhead Protection Areas</i> <u>A, B, C and D</u>, new land uses which involve the storage, manufacture of materials or uses detailed in 6.4.31 are prohibited <u>where they pose a significant drinking water threat, in accordance with the requirements of the CTC and SGBLS Source Protection Plans.</u></p> <p>44. Revise policy 6.4.36 so that it states, “That in <u>WHPA-A</u>, the 0-to-2 year time of travel zone, <u>or IPZ-1 as shown on Map 6</u>, new storage of animal manure, undertaking of animal agriculture and the storage of agricultural equipment for other than personal or family use, is prohibited.”</p> <p>45. Revise policy 6.5.2 by adding the following sentence to the end, <u>“Specific types of stormwater management facilities may not be permitted where the activity is identified as a significant drinking water threat in accordance with applicable policies in the South Georgian Bay Lake Simcoe and the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plans.</u></p> <p>47. Revise policy 6.3.53 so that its states, “To <u>avoid</u> discourage the location of <u>locating</u> land uses <u>that are</u> sensitive to noise and vibration and safety issues, in proximity to rail</p>

Item	Municipality	Modification References	Modification Language
			<p>facilities, rail corridors and intermodal yards. <u>If avoidance is not possible,</u> appropriate design and buffering from sensitive land uses is required <u>to protect the long term viability of such facilities.</u> to avoid issues of compatibility</p> <p>48. Policy 6.6.7 is modified by adding the following words to the end “, accordance with provincial guidelines and legislation.”</p> <p>58. Map 1 of the Official Plan is modified:</p> <ul style="list-style-type: none"> i) by deleting the overlay “Area within ORMCP conditional upon amendments to the Ontario Regulation 140/02” from the legend and map. ii) by changing the lands underlying the overlay noted in i) above, south of the Hamlet of Gormley and north of the Community of Stouffville, from Urban Area and Towns and Villages to Agricultural System. <p>59. Map 1A of the Official Plan is modified:</p> <ul style="list-style-type: none"> i) by deleting the “Area within ORMCP conditional upon amendments to the Ontario Regulation 140/02” from the legend and map. ii) by redesignating the lands underlying the overlay noted in i) above, south of the Hamlet of Gormley from Employment Area to Agricultural Area. iii) by redesignating the lands underlying the overlay noted in i) above, north of the Community of Stouffville from Community Area to Agricultural Area. <p>60. Map 1B of the Official Plan is modified:</p> <ul style="list-style-type: none"> i) by deleting the “Area within ORMCP conditional upon amendments to the Ontario Regulation 140/02” from the legend and map. ii) by removing the lands underlying the overlay noted in i) above, south of the Hamlet of Gormley and north of the Community of Stouffville, from Designated Greenbelt Area. <p>61. Maps 2, 9A and 10 of the Official Plan are modified:</p> <ul style="list-style-type: none"> i) by deleting the “Area within ORMCP conditional upon amendments to the Ontario Regulation 140/02” from the legend and map. ii) by removing the lands underlying the overlay noted in i) above, south of the Hamlet of Gormley, from Urban Area.

Item	Municipality	Modification References	Modification Language
			<p>iii) by removing the lands underlying the overlay noted in i) above, north of the Community of Stouffville, from Towns and Villages.</p> <p>78. Map 1B is modified by:</p> <p>i) adding the word “Future” before the words “major transit station area”, in the fourth legend item.</p> <p>79. Appendix 2 of the Official Plan is modified:</p> <p>ii) by deleting MTSA 35 Mulock GO, MTSA 47 Gormley GO, and MTSA 61 Kirby GO in their entirety.</p> <p>80. Delete Appendix 4, Future Strategic Employment Lands Overlay</p> <p>Note: In addition to the above, the following text modifications are proposed to be included in the Bill (section 2):</p> <p>The official plan adopted by the Regional Municipality of York pursuant to by-law 2022-40 is modified as follows:</p> <p>i. Map 1B, Urban System Overlays, is modified by deleting the Gormley GO Major Transit Station Area symbol.</p> <p>ii. OP policy 4.4.43 is deleted in its entirety.</p>