
March 20, 2026

Township of Scugog
Planning and Development
181 Perry Street
Port Perry, ON
L9L 1A7

Attention: Ms. Vanessa Reusser

Dear Ms. Reusser

Re: Draft Plan of Subdivision and Zoning By-law Amendment
2080 Whitfield Road
Honey Heights Development Limited
Township File Nos. S-S-2025-01 and Z-2025-04
TBG Project No. 21802

On behalf of our client, Honey Heights Development Limited (“owner”), The Biglieri Group Ltd. (“TBG”) is pleased to submit this Planning Rationale Addendum Letter with respect to the Draft Plan of Subdivision and Zoning By-law Amendment applications for the lands municipally known as 2080 Whitfield Road, Port Perry (“Subject Site”). This Letter has been prepared in response to the first submission planning comments received in late 2025. Further, the project team has worked with Municipal Staff to update supporting materials to address all comments which can be found enclosed with this submission.

Project Summary

The proposed development consists of twenty-six (26) single-detached dwellings as the next phase of the Honey Harbour development. The revised Draft Plan of Subdivision is provided in **Appendix A**. Residential lots have updated lot areas ranging from 0.33 hectares (0.82 acres) to 1.16 hectares (2.86 acres) with lot frontages ranging from 34.6 metres (114 feet) to 47.4 metres (156 feet). Lots 1-7 and 16-26 will have frontage onto Whitfield Road, while Lots 8-15 will have frontage and future driveway access onto Indian Way. Each lot is to be serviced via individual private wells and septic systems.

Public Meeting

A Statutory Public Meeting was held on October 20, 2025. The Public Meeting provided attendees with an overview of the project via a short presentation. Members of the public provided comments regarding potential concerns for water quality and quantity in the existing aquifers and impacts to their wells,

concerns for regarding the safety of Whitfield Road, including the road condition and additional traffic the development will create, concern regarding the potential impacts to the environmental and agricultural systems, and density. The concerns raised by the public have been addressed through this resubmission, both in this letter and through the accompanying materials.

Revised Development Proposal

The development proposal has been updated based on comments received. The revised Draft Plan of Subdivision is provided in **Appendix A**. The revised development proposal includes a larger wetland block, which is based on the proposed wetland restoration included in the Environmental Impact Study (“EIS”) and Restoration Plan. The EIS and Restoration Plan have been accepted by the Kawartha Region Conservation Authority. Lot configuration has been amended to ensure all lots are located outside of the restored wetland boundary and associated buffer (Block 29). Each lot meets the minimum lot area of 0.28 hectares and lot frontage of 30.0 metres for the R3 Zone (for lots on private water and sanitary services). A trail is also proposed through Block 29 to connect between Whitfield Road and ultimately Clyde Court to the south of the Subject Site (identified as Block 30 on the updated Draft Plan of Subdivision). Further, Indian Way is proposed to be reduced from a right-of-way width of 23.0 metres to 20.0 metres upon urbanization with curbs and gutter. It is proposed that the excess lands (1.5 metres on either side) be transferred to the owner and subsequently be added to the Draft Plan of Subdivision as minor additions to the proposed lots adjacent to Indian Way.

Policy Review

The Provincial Planning Statement (“PPS 2024”) came into effect October 20, 2024, and applies to all planning decisions on a planning matter on or after this date. At the same time PPS 2024 came into effect, so did Amendment No. 4 to the Greenbelt Plan. Amendment No. 4 states that references to the PPS and Growth Plan (in the Greenbelt Plan) are a reference to the PPS 2020 and Growth Plan (2019), respectively. Further, the policies in the PPS 2020 and Growth Plan will continue to apply where the Greenbelt Plan refers to them to maintain existing protections for the Greenbelt following the revocation of these policy documents.

The Subject Site is located within the Port Perry Urban Area, identified as a Town/Village in the Greenbelt Plan. Section 3.4.3.1 of the Greenbelt Plan states “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.” As reference to the PPS is not stated, it is TBG’s opinion that the Provincial Policy Statement 2020 (“PPS 2020”) does not apply to a decision on the Draft Plan of Subdivision and Zoning By-law Amendment applications for the Subject Site. Staff from the Ministry of Municipal Affairs and Housing have provided written correspondence confirming this position (**Appendix B**).

Notwithstanding our opinion that the PPS 2020 does not apply, we have provided the following rationale with respect to the 2020 Provincial Policy Statement and the Growth Plan.

Provincial Policy Statement, 2020

The PPS 2020 was a provincial policy framework used to guide land use planning decisions in Ontario. The PPS came into effect on May 1, 2020, and was largely replaced by the Provincial Planning Statement as of October 20, 2024.

Section 1.1 of the PPS 2020 provides policy direction for efficient and resilient growth, development and land use patterns. Policy directs for efficient development and land use patterns that accommodate a range and mix of residential land uses, avoiding development which would prevent the efficient expansion of settlement patterns (Policies 1.1.1 and 1.1.2).

The proposed development exemplifies an efficient land use pattern as it represents a logical extension of the existing development within the community along both Indian Way and Whitfield Road. The proposed development will contribute to the range and mix of housing within the Port Perry Urban Area through the provision of 26 new residential lots to be used for single detached dwellings.

Section 1.1.3 provides policy direction for Settlement Areas. As per Policy 1.1.3.1 settlement areas are to be the focus for growth and development. Land use patterns within settlement areas should be comprised of a mix of land uses and densities which make efficient use of land and resources, are appropriate for and efficiently use the infrastructure and public service facilities which are planned available (Policy 1.1.3.2).

As the Subject Site is located within the Port Perry Urban Area where growth is to be directed, it is an appropriate location to facilitate new development. The proposed development conforms to the Subject Site's land use designation within Township's Official Plan and contributes to the Township's goals for growth. The proposed development will make efficient use of the existing public services surrounding the site including local public schools, Lakeridge Health Hospital, parks, Township of Scugog Fire Station, and Service Ontario.

Section 1.4 of the PPS 2020 provides policy direction for housing. An appropriate range and mix of housing options and densities are required to meet projected requirements for current and future residents (Policy 1.4.1). Furthermore, planning authorities are to provide an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the market area by permitting all housing options and types of residential intensification (Policy 1.4.2).

The proposed development will provide new housing on the presently vacant and underutilized Subject Site within a settlement area which is intended to support residential growth as identified in the DROP. The proposed development will contribute to addition of housing in the form of estate residential dwellings.

Policy 1.6.6.4 states that individual on-site sewage services and individual on-site water services may be used in settlement areas for minor rounding out of existing development. The Subject Site is at the northern boundary of the Port Perry Urban Area. The proposed development on private individual wells and septic systems provides a rounding out of the settlement area.

Based on the foregoing, it is TBG's opinion that the proposed development is consistent with the Provincial Policy Statement, 2020.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 ("Growth Plan") is a Provincial document that provides policy direction for the long-term growth management for the Greater Golden Horseshoe balancing population and employment growth with the protection of natural heritage and farmland. As of October 20, 2024, the Growth Plan was largely replaced by the PPS 2024, which consolidated both the Growth Plan and the PPS 2020. The Growth Plan continues to apply only where referenced in the Greenbelt Plan.

Section 2.2.1 provides policy direction for managing growth, where policy directs that growth and development should be directed to settlement areas with limited opportunities for growth within delineated built-up areas and where planned or existing municipal services are not available (Policy 2.2.1.2).

The proposed development is located within the Port Perry Urban Area, a settlement area. While the Subject Site is located outside of the delineated built boundary and individual private servicing is proposed, the Subject Site is adjacent to the built boundary and represents a natural continuation of development. There are no planned municipal services to the northern portion of Port Perry making private servicing appropriate for the proposed development. As identified within the Durham Regional Official Plan ("DROP"), development on individual on-site sewage and water services may be considered provided a feasibility of providing municipal services is assessed (DROP Policy 4.1.26).

Policy further supports the achievement of complete communities that feature a diverse mix of land uses, a range of housing options and vibrant public realm including open spaces (Policy 2.2.1.4).

The proposed development will provide a residential development on a presently vacant and underutilized site within an area intended to support growth as identified in the DROP and Scugog Official Plan. The proposed development will contribute to the range and mix of housing options through the addition of estate residential dwellings. The proposed development also incorporates the protection of an existing wetland through the addition of Block 29, which is designated open space.

Section 2.2.6 provides policy direction for housing within the Greater Golden Horseshoe. Policy states that municipalities will support the achievement of complete communities through planning to achieve the minimum intensification and density targets established and consider a diverse range and mix of housing options and densities (Policies 2.2.6.1 and 2.2.6.2).

As identified above, the proposed development contributes to the diverse range and mix within the local community by providing estate residential dwellings on presently vacant land adjacent to existing residential development.

Policy 2.2.7.2.a) applies a minimum density target of 50 people and jobs combined per hectare within the *Designated Greenfield Areas* for Durham Region. This minimum density target is measured across the entire *Designated Greenfield Area* excluding natural heritage features and areas, natural heritage systems and floodplains, rights-of-way for electricity transmission lines, energy transmission pipelines, freeways, and railways, employment areas, and cemeteries (Policy 2.2.7.3.)

The Subject Site is located within the *Designated Greenfield Area*. With 26 single-detached dwellings the proposed development will have a density of 5.5 residents per hectare. While this density is lower than the ascribed 50 people and jobs combined per hectare, the reduced density can be made up in other parts of the Designated Greenfield Area in Durham Region where much greater densities are being achieved.

Based on the foregoing, it is our opinion that the proposed development conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019.

Township of Scugog Official Plan

The Township of Scugog Official Plan (Office Consolidation, 2017) (“SOP”) was approved and adopted by Council in July 2009, and approved by the OMB March 2011. The Subject Site is designated as *Residential* and *Open Space* on Schedule A-1. Section 4.1 of the SOP provides policy direction for residential land use within the Port Perry Urban Area. As per Policy 4.1.3 (a), a maximum density of 50 units per net hectare is permitted within areas designated *Residential*. The SOP does not have a minimum net density.

The SOP states that a complete range of housing types shall be provided within the Port Perry Urban Area [Policy 4.1.3 (p)]. Further, the “optimum” mix of housing is: 70 percent of the units being low density comprised of single-detached, semi-detached, and duplex housing; 15 percent medium density (multiple units and townhouses), and 15 percent high density (apartments). Policy 4.1.3 (p) further states that low density housing is defined as between 15-25 units per net hectare.

The proposed development provides a net density of 1.67 units per hectare, which is less than the general definition as between 15 and 25 units per net hectare for low density housing. Policy 4.1.3 (p) does not preclude housing at a lower density, it provides a target for an ideal mix of housing within the Port Perry Urban Area as a whole, rather than on a site-by-site basis. This is an objective, not a requirement. As noted, the SOP does not have a minimum density for residential developments. There is also no “Low Density” designation. Further, this target would not include many of the existing housing stock within the northern portion of the Port Perry Urban Area that contributes to the mix of housing within Port Perry.

The intent of the SOP's housing policies is to provide a mix of housing forms, which the proposed development contributes to. Furthermore, as municipal servicing is not currently available or planned for the Subject Site, the proposed development will require individual private water and septic servicing. Policy 8.9.1 a) i) states that "all development in the Port Perry Urban Area shall be connected to municipal water and wastewater systems unless exempted by the policies of this Plan and the Durham Regional Official Plan". Policy 4.1.26 of the Durham Regional Official Plan permits development on private services for lands identified on Figure 5 of the Durham Regional Official Plan, which includes the Subject Site. Sufficient space will be required on each lot to accommodate the private services, as such the proposed density is lower than a development on full municipal services. The proposed density is comparable to the existing residential lands to the south, which are also on private servicing.

Conclusion

The proposed residential development in the Township of Scugog is supported by the applicable policy framework including the Provincial Planning Statement (2024), Provincial Policy Statement (2020), A Place to Grow (2019), the Township of Scugog Official Plan, and all additional planning policy documents referenced in the Planning Rationale Report dated May 2025. The proposed development will provide a greenfield residential development that will be seamlessly integrated into the existing community fabric. Furthermore, the proposed development is consistent with policy direction that promotes residential development within the Port Perry Urban Area. As the Subject Site is adjacent to an existing residential area, it is an appropriate location for further development to continue the established built form and development pattern in an orderly manner.

It is TBG's professional opinion that the proposed development is an appropriate and desirable development, represents good planning, and as such, warrants the support of Staff and the Council.

Should you have any questions or concerns, please contact the undersigned at your earliest convenience.

Respectfully submitted,

THE BIGLIERI GROUP



Mark Jacobs, MCIP, RPP
Associate

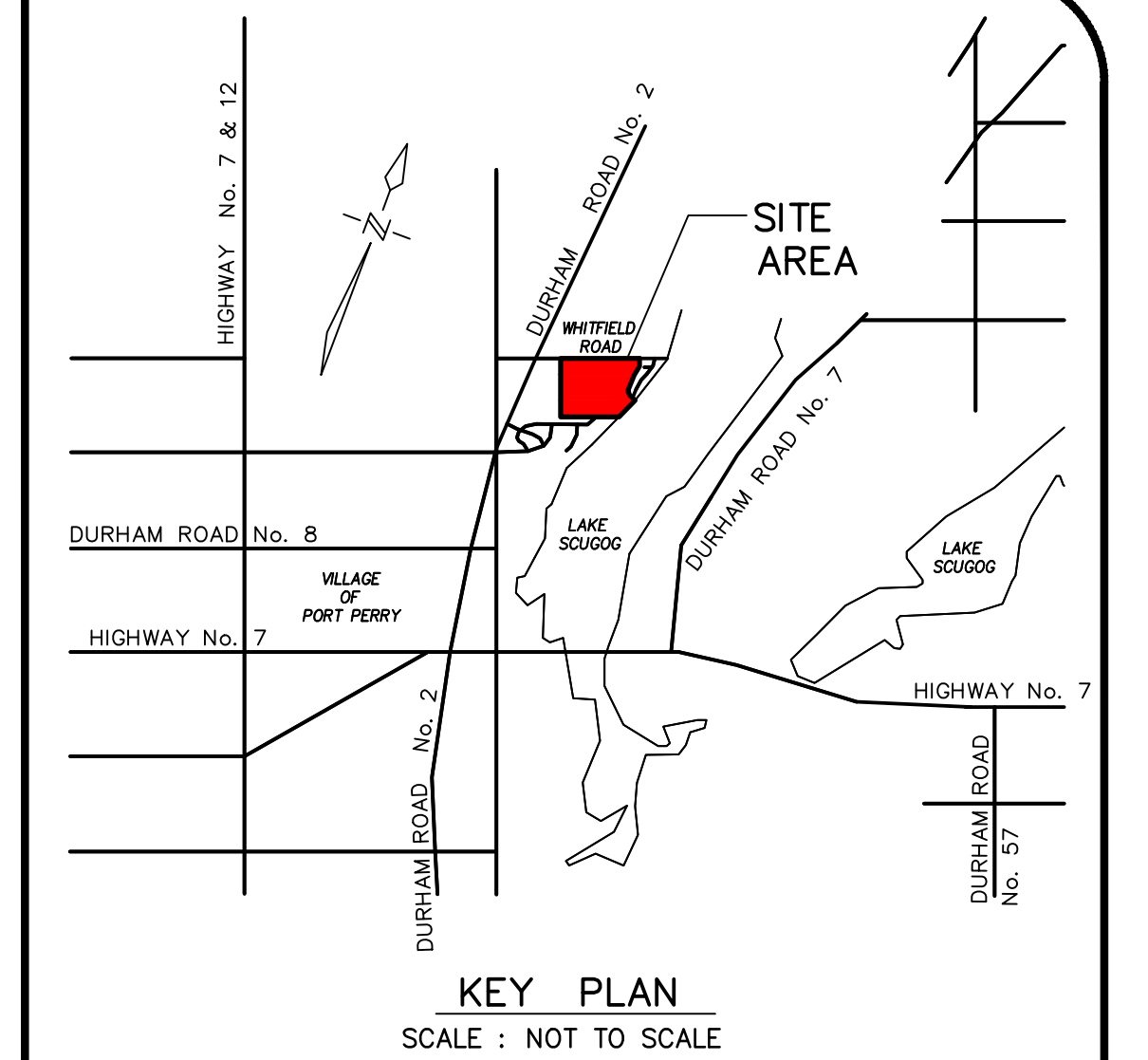


Leyla Mains, MA
Planner

Appendix 1

Revised Draft Plan of Subdivision





LAND USE SCHEDULE				
PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS	AREA (ha)
RESIDENTIAL				
LOW DENSITY RESIDENTIAL SINGLE DETACHED	LOTS 1-26	26	26	15.6121
NON RESIDENTIAL				
DETENTION POND	BLOCK 27	1	0	0.7172
0.30m RESERVE	BLOCK 28	1	0	0.0050
OPEN SPACE	BLOCK 29	1	0	3.4686
6.0m Walkway	BLOCK 30	1	0	0.1016
<u>NOTE:</u>				
- EXIST. 0.30m RESERVE BLOCKS 23,24,25 & 26 ALONG INDIAN WAY TO BE CONVEYED BACK TO THE DEVELOPER.				
- AREAS OF EXIST. 0.30m RESERVES HAVE BEEN INCLUDED IN THE TOTAL AREA OF 19,8009ha.				
TOTALS		30	26	19.9025

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT		DRAFT PLAN OF SUBDIVISION
E NORTH -AGRICULTURE LANDS SOUTH -RESIDENTIAL EAST -RESIDENTIAL WEST -AGRICULTURE LANDS H -INDIVIDUAL DRILLED WELLS I -TILL K -NO MUNICIPAL SERVICES	G -SHOWN ON PLAN	

OWNER'S AUTHORIZATION	SURVEYOR'S CERTIFICATE
I/WE BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL SIGNED _____ TITLE _____ DATE _____	I HEREBY CERTIFY THAT THE BOUNDARY OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ONTARIO LAND SURVEYORS SIGNED _____ O.L.S. _____ DATE _____

No.	REVISION	DATE	BY	APPROVED
REVISIONS				

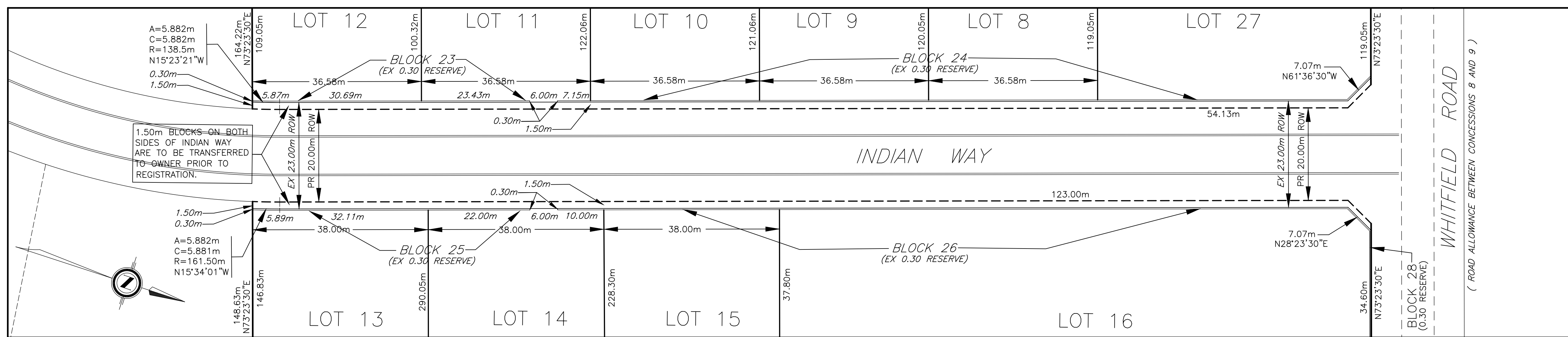
**DRAFT PLAN
OF SUBDIVISION**

**PART OF LOT 21 & 22, CONCESSION 8
FORMERLY IN THE TOWNSHIP OF REACH
NOW IN THE
TOWNSHIP OF SCUGOG
REGIONAL MUNICIPALITY OF DURHAM**

 **D.G. BIDDLE
& ASSOCIATES**
CONSULTING ENGINEERS & PLANNERS

481 Taunton Rd W, Oshawa ON
150 King St, Peterborough ON
Phone: 905-576-8500
info@dgbiddle.com
dgbiddle.com

	SCALE: 1:1500	112112 DP-1
	DRAWN BY: B.B.	
	DESIGN BY: M.J.F.	
	CHECKED BY: M.J.F.	
	PLOT DATE: 03/13/2026	



DETAIL "A" - SCALE 1:500

Appendix 2

MMAH Correspondence



Mark Jacobs

From: Tom, Rebecca (MMAH) <Rebecca.Tom3@ontario.ca>
Sent: February 4, 2026 3:16 PM
To: Mark Jacobs
Cc: Zhuo, Julianna (MMAH); Hardy, Elaine (MMAH); Leyla Mains
Subject: RE: For Awareness: Greenbelt Plan Administrative Amendment

Hi Mark,

Thank you for reaching out to our office. With regard to your question about whether PPS, 2020 or PPS, 2024 would apply to a planning application within a settlement area (Town/Village or Hamlet), Greenbelt Plan section 3.4.3.1 states that 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 the Greenbelt Plan (save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2). The same policy direction applies to Hamlets as outlined in Greenbelt Plan section 3.4.4.1. Given this reference to the Growth Plan, the Greenbelt Plan, as amended by Amendment #4, continues to require that Towns/Villages be subject to the policies of A Place to Grow, 2019. There is no reference to PPS, 2020, therefore PPS, 2024 would apply, provided there is no conflict with the relevant policies of the Greenbelt Plan and the Growth Plan.

All provincial plans and policy statements provide that where the policies of a provincial plan address the same, similar, related, or overlapping matters as the policy statement, applying the more specific policies of the provincial plan satisfies the more general requirements of the policy statement.

Thank you,
Rebecca

Rebecca Tom (she/her)
Senior Planner (Acting) | Community Planning and Development (East Unit)
Municipal Services Office - Central Region
Ministry of Municipal Affairs and Housing | Ontario Public Service
rebecca.tom3@ontario.ca



Taking pride in strengthening Ontario, its places and its people

From: Mark Jacobs <mjacobs@thebiglierigroup.com>
Sent: February 3, 2026 10:13 AM
To: Hardy, Elaine (MMAH) <Elaine.Hardy@ontario.ca>
Cc: Zhuo, Julianna (MMAH) <Julianna.Zhuo@ontario.ca>; Harris, Maya (MMAH) <Maya.Harris@ontario.ca>; Leyla Mains <lmains@thebiglierigroup.com>; Tom, Rebecca (MMAH) <Rebecca.Tom3@ontario.ca>
Subject: RE: For Awareness: Greenbelt Plan Administrative Amendment

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Elaine

I wanted to send a friendly follow-up with respect to my inquiry on the applicability of the PPS 2024 / 2020 with respect to lands within Towns/Village in the Greenbelt Plan.

Cheers
Mark J.

Mark Jacobs MCIP RPP
Associate

Phone: 416-693-9155 x 233
Cell: 416-333-9734
mjacobs@thebiglierigroup.com
thebiglierigroup.com



Planning ■ Project Management ■ Urban Design ■ Heritage

TORONTO

2472 Kingston Rd
Toronto, ON M1N 1V3

HAMILTON

21 King St W. Suite 1502
Hamilton, ON L8P 4W7

This message is directed in confidence solely to the person(s) named above and may contain privileged, confidential, or private information which is not to be disclosed. If you are not the addressee or an authorized representative there, please contact the undersigned and then destroy this message.

Save a tree. Don't print this e-mail unless it's really necessary.

From: Hardy, Elaine (MMAH) <Elaine.Hardy@ontario.ca>

Sent: January 28, 2026 10:14 AM

To: Mark Jacobs <mjacobs@thebiglierigroup.com>

Cc: Zhuo, Julianna (MMAH) <Julianna.Zhuo@ontario.ca>; Harris, Maya (MMAH) <Maya.Harris@ontario.ca>; Leyla Mains <lmains@thebiglierigroup.com>; Tom, Rebecca (MMAH) <Rebecca.Tom3@ontario.ca>

Subject: RE: For Awareness: Greenbelt Plan Administrative Amendment

Hello Mark.

I'm confirming receipt of your inquiry; we intend to respond to you shortly.

Thank you,

Elaine

Elaine Hardy

Manager, Community Planning and Development (East Unit),
Municipal Services Office – Central Region
Ministry of Municipal Affairs & Housing
437-335-7093 | elaine.hardy@ontario.ca



Taking pride in strengthening Ontario, its places and its people.

From: Mark Jacobs <mjacobs@thebiglierigroup.com>

Sent: January 28, 2026 10:06 AM

To: Hardy, Elaine (MMAH) <Elaine.Hardy@ontario.ca>

Cc: Zhuo, Julianna (MMAH) <Julianna.Zhuo@ontario.ca>; Harris, Maya (MMAH) <Maya.Harris@ontario.ca>; Leyla Mains

<lmains@thebiglierigroup.com>

Subject: RE: For Awareness: Greenbelt Plan Administrative Amendment

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Elaine

I would like to follow up on my previous email with respect to applicability of the 2024 PPS for lands within Towns/Villages in the Greenbelt Plan area.

Thank you,
Mark J.

Mark Jacobs MCIP RPP

Associate

Phone: 416-693-9155 x 233

Cell: 416-333-9734

mjacobs@thebiglierigroup.com

thebiglierigroup.com



Planning ■ Project Management ■ Urban Design ■ Heritage

TORONTO

2472 Kingston Rd
Toronto, ON M1N 1V3

HAMILTON

21 King St W. Suite 1502
Hamilton, ON L8P 4W7

This message is directed in confidence solely to the person(s) named above and may contain privileged, confidential, or private information which is not to be disclosed. If you are not the addressee or an authorized representative there, please contact the undersigned and then destroy this message.

Save a tree. Don't print this e-mail unless it's really necessary.

From: Mark Jacobs

Sent: January 19, 2026 12:21 PM

To: Hardy, Elaine (MMAH) <Elaine.Hardy@ontario.ca>

Cc: Zhuo, Julianna (MMAH) <Julianna.Zhuo@ontario.ca>; 'Harris, Maya (MMAH)' <Maya.Harris@ontario.ca>; Leyla Mains <lmains@thebiglierigroup.com>

Subject: RE: For Awareness: Greenbelt Plan Administrative Amendment

Hi Elaine

Hope you had a good weekend!

Since the PPS 2024 has come into effect, all planning decisions are to apply this document. At the same time the PPS 2024 came into affect, so did Amendment No. 4 to the Greenbelt Plan. Amendment No. 4 states that references to the PPS and Growth Plan (in the Greenbelt Plan) is a reference to the PPS 2020 and Growth Plan (2019), respectively. Further, the policies in the PPS 2020 and Growth Plan will continue to apply where the Greenbelt Plan refers to them to maintain existing protections for the Greenbelt following the revocation of these policy documents.

My understanding is that when there is a conflict, the PPS 2020 and Growth Plan would still apply, particularly with respect to lands within the protected countryside. From my experience working in various municipalities located within the Greenbelt Plan area, there seems to be some inconsistencies in this regard for lands that are within settlement areas such as Towns/villages. Some municipalities cite the PPS 2024 in their recommendation reports, while some cite the PPS 2020. When asked about why the PPS 2020 was cited, I was provided the correspondence below.

Could you confirm that the policies of the PPS 2020 would be applied for zoning by-law amendment and draft plan of subdivision applications for lands within an existing settlement area?

Please let me know if you have any questions.

Thanks
Mark J.

Mark Jacobs MCIP RPP
Associate

Phone: 416-693-9155 x 233
Cell: 416-333-9734
mjacobs@thebiglierigroup.com
thebiglierigroup.com



Planning ■ Project Management ■ Urban Design ■ Heritage

TORONTO
2472 Kingston Rd
Toronto, ON M1N 1V3

HAMILTON
21 King St W. Suite 1502
Hamilton, ON L8P 4W7

This message is directed in confidence solely to the person(s) named above and may contain privileged, confidential, or private information which is not to be disclosed. If you are not the addressee or an authorized representative there, please contact the undersigned and then destroy this message.

Save a tree. Don't print this e-mail unless it's really necessary.

From: Harris, Maya (MMAH) <Maya.Harris@ontario.ca>
Sent: September 26, 2024 9:52 AM
To: Harris, Maya (MMAH) <Maya.Harris@ontario.ca>
Cc: Hardy, Elaine (MMAH) <Elaine.Hardy@ontario.ca>; Zhuo, Julianna (MMAH) <Julianna.Zhuo@ontario.ca>
Subject: For Awareness: Greenbelt Plan Administrative Amendment

Good morning,

As you know, the Minister has issued a new [Provincial Planning Statement](#) (PPS 2024) under the Planning Act, which will come into effect on October 20, 2024. Below is further information on PPS 2024's relationship to the Greenbelt Plan and

the consequential administrative amendment made to the Greenbelt Plan as part of the changes made on August 15th, 2024.

As stated in the PPS 2024, provincial plans, such as the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan (ORMCP), build upon the policy foundation of the PPS 2024 and provide additional land use planning policies to address issues facing specific geographic areas in Ontario. Provincial plans are to be read in conjunction with the PPS 2024. The PPS 2024 also states that the policies of the Greenbelt Plan and other provincial plans take precedence over the policies for the PPS 2024 to the extent of any conflict, except where the relevant legislation provides otherwise.

Key policies applying to the Protected Countryside of the Greenbelt are contained in the Provincial Policy Statement, 2020 and the Growth Plan, with the Greenbelt Plan including references to those documents to provide policy direction on certain matters. These matters include, but are not limited to, settlement area boundary expansions, mineral aggregate rehabilitation, and sewage and water infrastructure. As many of the relevant Provincial Policy Statement, 2020 and Growth Plan policies have been altered or not carried forward in the new PPS 2024, the consequential administrative amendment, [Amendment No. 4 \(via OIC 1101/2024\)](#), to the Greenbelt Plan is intended to maintain policy protections and to preserve how the Plan is implemented.

This amendment to the Greenbelt Plan states that the policies of the [Provincial Policy Statement, 2020](#) (PPS 2020) and the [Growth Plan for the Greater Golden Horseshoe](#) (APTG 2019) will continue to apply where the Greenbelt Plan refers to them following the revocation of the PPS 2020 and APTG 2019. The amendment will also take effect on October 20, 2024, at the same time as the effective date for the PPS 2024. Moving forward, copies of the PPS 2020 and APTG 2019 will remain online for reference at the links above.

Please share with staff at your municipality and let me know if you have any questions.

Thank you,

Maya Harris (she/her)

Manager, Community Planning and Development | Municipal Services Office – Central Region
Ministry of Municipal Affairs & Housing | Ontario Public Service
437-776-8447 | maya.harris@ontario.ca



Taking pride in strengthening Ontario, its places and its people