

**Regulations Respecting Statements of Policy in Municipal Planning Strategies
made by the Minister of Municipal Affairs under Subsection 214(4)
of Chapter 18 of the Acts of 1998,
the *Municipal Government Act***

Citation

1 These regulations may be cited as the *Minimum Planning Regulations*.

Definitions

2 In these regulations,

“Act” means the *Municipal Government Act*,

“Generalized Future Land Use Map” means a map of the lands within a municipality that depicts the intended uses of the lands as contemplated by a municipal planning strategy; and

“Review” with respect to a municipal planning strategy, means a consideration of the content of a municipal planning strategy by a municipality to determine if it should be amended or replaced to ensure that it is reasonably consistent with every statement of provincial interest, fulfills the minimum planning requirements, and reflects the current situation within the municipality.

Municipal planning strategy mandatory content

- 3 (1)** In addition to the requirements prescribed in the Act [Charter], a municipal planning strategy must contain:
- (a) a discussion of the background and contextual information that informed the goals and objectives of the municipal planning strategy; and
 - (b) a Generalized Future Land Use Map.
 - (c) statements of policy with respect to the lands subject to a municipal planning strategy in relation to:
 - (i) residential uses,
 - (ii) commercial and industrial uses,
 - (iii) institutional uses,
 - (iv) recreational facilities and public open spaces,
 - (v) where applicable, resource uses.

Planning document review

4 A municipal planning strategy and its implementing land use by-law must be reviewed within 10 years of the later of its adoption or its last review, or the effective date of these regulations, as the case may be.

Discretionary statements of policy

5 Unless these matters are subject to another enactment of the Province, municipalities may include statements of policy in their municipal planning strategy on land use relating to any of the following:

- (a) In relation to development
 - (i) studies to be carried out before undertaking specified developments or developments in specified areas, and
 - (ii) the use, content, development and administration of planning tools, including:
 - (A) development agreements,
 - (B) expanded variance authority,
 - (C) site-plan approval areas,
 - (D) the acceptance and use of cash-in-lieu of required parking,
 - (E) the establishment of comprehensive development districts,
 - (F) the staging of development,
 - (G) the subdivision of land,
 - (H) non-conforming uses and structures,
 - (I) density bonusing;
- (b) In relation to the natural environment
 - (i) climate change,
 - (ii) the protection of the natural environment,
 - (iii) the protection of the coast,
 - (iv) protection of water supplies,
 - (v) the identification, preservation and protection of landscape features,
 - (vi) stormwater management and erosion control,
 - (vii) the excavation or filling in of land, the placement of fill or the removal of soil, and
 - (viii) the identification, protection, use and development of lands subject to flooding, steep slopes, lands susceptible to subsidence, erosion or other geological hazards, swamps, marshes or other environmentally sensitive areas;
- (c) In relation to social aspects
 - (i) the means by which to incorporate the consideration of social issues into decision making,
 - (ii) the promotion of social well-being,

- (iii) housing opportunities for a range of social and economic needs and promote aging in place,
 - (iv) promotion of community food security,
 - (v) accessibility standards to help prevent and remove barriers that disable people,
 - (vi) walkability, and
 - (vii) healthy built environments;
- (d) In relation to economic development,
- (i) the establishment of comprehensive development districts,
 - (ii) the protection and use of resource lands,
 - (iii) home occupations and home-based businesses;
- (e) In relation to financial matters
- (i) municipal investment for public and private development and the coordination of public programs relating to the economic, social and physical development of the municipality, and
 - (ii) the eligibility criteria for the establishment of a commercial development district including, without limiting the generality of the foregoing, the percentage increase in the taxable assessed value of the eligible properties, as defined in subsection 71C(1) of the Act [subsection 92C(1) of the Charter], within the proposed commercial development district and the period over which the increase in the taxable assessed value of the properties occurs;
- (f) In relation to engagement
- (i) measures for informing, or securing, the views of the public regarding contemplated planning policies and actions or bylaws arising from such policies, and
 - (ii) policy on engaging with provincial and federal departments, first nations and non-adjacent municipalities;
- (g) In relation to infrastructure
- (i) the provision of municipal services and facilities,
 - (ii) the use of infrastructure charges,

- (iii) the generation, use, and conservation of energy, and
 - (iv) transportation services and networks including the establishment of transportation reserves;
- (h) In relation to culture and heritage
- (i) heritage property protection and heritage buildings, and
 - (ii) sites of historical or archeological interest;
- (i) In relation to general matters
- (i) public health and safety,
 - (ii) significant features including mapping of same, and
 - (iii) any other land use matter relating to the physical, economic or social environment of the municipality.