

Term	Definition
Land Use Planning	Is concerned with managing our land and resources. The land use planning process balances the interests of individual property owners with the wider needs and objectives of the community and can have a significant effect on a community's quality of life. Through careful land use planning, municipalities and stakeholders, such as TLC, can manage growth and development while addressing important social, economic and environmental concerns.
LEGISLATION AND POLICIES	
Planning Act	Provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them.
Provincial Policy Statement (PPS)	Provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land. All decisions affecting planning matters (including municipal Council decisions) shall be consistent with the Provincial Policy Statement.
A Place to Grow: Growth Plan for the Greater Golden Horseshoe	Is Ontario's long-term plan for growth and development for the Greater Golden Horseshoe (GGH) region of southern Ontario. It builds upon the policy foundation provided by the Provincial Policy Statement (PPS) and provides additional and more specific land use planning policies for the GGH. These policies are concerned with where and how to grow, support for investments in public-services and facilities (including schools), and the creation of complete communities.
Official Plan	A legal document approved by City Council that describes policies and objectives for future land uses. The Official Plan is prepared in consultation with City residents and other stakeholders, and reflects a community vision for future change and development. Anyone seeking to use, alter or develop property in a way that does not conform with the Official Plan must apply for a site-specific Official Plan Amendment.
Secondary Plan	Is a land use plan for a particular area of a municipality that is prepared as an amendment to an official plan. Typically, it will provide more detailed policies for the area it covers, such as public spaces, parks and urban design.
Site and Area Specific Policy (SASP)	Are areas and sites that require special policies that vary from one or more provisions of the Official Plan and may need a further layer of local policy direction.
Zoning By-law	Is the legal document that implements policies and objectives described in the Official Plan. It regulates the use and development of buildings and land by establishing permitted uses and standards such as lot size, height and built form of structures, and requirements for open space. Anyone seeking to use, alter or develop property in a way that does not conform with the Zoning By-law must apply for a site-specific Zoning By-law Amendment or minor variance to the Zoning By-law.
Minor Variance	The owner of any land, building or structure who has been unable to comply with the provisions of the Zoning By-law can submit an application for a Minor Variance if they wish to make small changes

	<p>or exceptions to existing zoning provisions contained in the Zoning By-law. Examples of activities that may require a Minor Variance include, changes to lot shape or size, changes to building height or setbacks from the property boundary.</p>
Construction Management Plan	<p>A plan that outlines the proposed building works to be undertaken and how the applicant intends to manage the project to minimise the impact on local residents and schools during demolition and construction. TLC requests CMPs for any developments in close proximity to TDSB sites.</p>
ONTARIO LANDS TRIBUNAL (OLT)	
Ontario Lands Tribunal (OLT)	<p>An adjudicative tribunal that hears cases in relation to a range of land use matters, heritage conservation and municipal governance. Formerly known as the Local Planning Appeal Tribunal (LPAT) and the Ontario Municipal Board (OMB).</p>
Party Status	<p>Those with an interest in a matter may be able to request party or participant status for an appeal at the Ontario Lands Tribunal (OLT). Parties are fully involved in the proceedings before the OLT, including filing submissions and presenting submissions at the hearing. They may also request costs, adjournments, or a review of the decision.</p>
Case Management Conference	<p>A mandatory hearing event that provides the Ontario Lands Tribunal (OLT) with the opportunity to identify parties and participant requests, identify or narrow the issues, identify facts that may be agreed upon, and provide directions for disclosure of information.</p>