



OSKAR GROUP

April 20, 2023

Ministry of Municipal Affairs and Housing
Provincial Land Use Plans Branch
13th Flr, 777 Bay St
Toronto, ON M7A 2J3

Submitted electronically – ERO Number 019-6813

Re: Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument

Oskar Group represents landowners in the Greater Toronto Area with lands in Halton, York, and Durham Regions. We have had an opportunity to review the proposed Provincial Planning Statement, 2023 that would replace the existing Provincial Policy statement and A Place to Grow: A Growth plan for the Greater Golden Horseshoe. Based on our review of the proposed policies we are generally in support of the proposed streamlining which will give authority to local municipalities to determine its growth based on local needs and conditions.

Currently A Place to Grow Plan: A Growth Plan for the Greater Golden Horseshoe “the Growth Plan” provides policy direction for adjustments of settlement area boundaries subject to test or criteria outlined within Policy 2.2.8. The current Growth Plan outlines criteria for expansions that occur within a municipal comprehensive review and for expansions that may occur ahead of a municipal comprehensive review in accordance with Policy 2.2.8.2 and 2.2.8.3. Moreover, the Growth Plan also provides policy direction for settlement area boundary expansions for lands within the Protected Countryside in the Greenbelt Area. In particular, policies 2.2.8 3) k) i) and ii) provides that areas identified in the Greenbelt as Town/Village are permitted modest expansion into the Protected Countryside up to maximum size of 10 hectares with residential development permitted on no more than 50 per cent of the new settlement area lands.

Oskar Group is concerned that the proposed Provincial Planning Statement does not carry over the permissions for lands identified as Town/Villages to have modest expansions into the Protected Countryside thereby limiting the future growth of established settlement areas i.e. Keswick, Sutton, Orangeville to name a few. Moreover, we respectfully submit that the Province consider permitting Towns and Villages located within the Greenbelt to expand to no more than 40 hectares rather than the 10 hectares currently permitted. Additionally, Oskar Group requests that the Province also reconsider removing the proportional residential restriction currently in place that limits residential land uses to only 50% of the total new settlement area.

Permitting a modest increase to the permitted growth of existing settlements within the Greenbelt is in keeping with the provinces approach for housing supportive policies. The requested considerations would remove barriers to lands which do not contain specialty crop areas, key natural or hydrological resources or significant landform features thereby finding a balance between environmental considerations and increasing housing supply and options.

Sincerely yours,

Pancy Pong
Director of Development