



TOWNSHIP OF AUGUSTA

Date: July 10, 2023

Resolution No: 7

Report No: 2023-078

MOVED BY

- Deputy Mayor Wynands
- Councillor Bowman
- Councillor Henry
- Councillor Pape

SECONDED BY

- Deputy Mayor Wynands
- Councillor Bowman
- Councillor Henry
- Councillor Pape

BE IT RESOLVED THAT Council directs staff to submit the comments attached to Report 2023-078 to the Environmental Registry of Ontario (ERO) Posting No. 019-6813, prior to the August 4, 2023 deadline.


RECORDED VOTE:

| | FOR | AGAINST |
|----------------------|-----|---------|
| Councillor Bowman | — | — |
| Councillor Henry | — | — |
| Councillor Pape | — | — |
| Mayor Shaver | — | — |
| Deputy Mayor Wynands | — | — |

CARRIED

DEFEATED

DEFERRED



 Mayor

Declaration of pecuniary interest by: _____

Nature of interest: _____

- Disclosed His/Her/Their Interest
- Vacated His/Her/Their Seat
- Abstained from discussion & did not vote on the question

THE TOWNSHIP OF AUGUSTA

REPORT NUMBER: 2023-078

REPORT TO COUNCIL: July 10, 2023

RE: Review of Proposed Provincial Policies from A Place to Grow and Provincial Policy Statement (PPS) to form a new Provincial Planning Instrument

AUTHOR: Melissa Banford, Planner

RECOMMENDATION:

THAT Council directs staff to submit the comments attached to Report 2023-076 to the Environmental Registry of Ontario (ERO) Posting No. 019-6813, prior to the August 4, 2023 deadline.

BACKGROUND:

Augusta Council held a Special Meeting on May 31, 2023 to discuss the Province's review of the planning policy documents: A Place to Grow and the Provincial Policy Statement (PPS) 2020 to form a new provincial planning instrument: the Provincial Planning Statement (PPS) 2023. The commenting period on the 2023 draft PPS on the ERO website expires on August 4, 2023.

DISCUSSION:


The ERO posting offers six (6) questions to assist with providing comments on the draft Provincial Planning Statement. Based on the discussion and direction of Council at the Special Meeting held on May 31, 2023, staff have summarized the discussion and are providing the attached responses for Council's concurrence and further recommendation and comment, if required.

FINANCIAL CONSIDERATIONS:

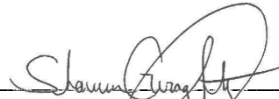
None.

OPTIONS:

1. Council direct staff to submit the attached comments to the ERO website as drafted.
2. Council direct staff to submit the attached comments to the ERO website with revised recommendations as may be deemed appropriate by Council.
3. Council receive this report with no further action.



Melissa Banford, Planner
Attachment – Draft ERO Response



Shannon Geraghty, CAO

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

Commenting period: April 6, 2023 - August 4, 2023 (120 days)

The province has offered six (6) questions for consideration on the draft policy document:

1. What are your thoughts on the policies that have been included from the PPS and A Place to Grow in the proposed policy document, including the proposed approach to implementation?

The Township of Augusta would be appreciative of more specifics/provincial guidance on the implementation of the new Provincial Planning Statement, particularly in relation to timing, where upper-tier and lower-tier municipal Official Plans have not yet been updated and existing policies conflict with new provincial policy directives.

2. What are your thoughts on the proposed policy direction for large and fast-growing municipalities and other municipalities?

The Township of Augusta has not been identified as a large or fast-growing municipality by the Province, so no comment is being offered.

3. What are your thoughts regarding the proposed policies to generate housing supply, including an appropriate range and mix of housing options?

The Township of Augusta appreciates the flexibility provided in the draft policies related to expansions of Settlement Area boundaries. A more streamlined approach to minor boundary adjustments and expansions will provide the Township of Augusta with the ability to direct more growth to areas within, and immediately surrounding, our existing Settlement Areas.

The Township of Augusta is supportive of the Province's proposal to expand on types of housing uses which may help to encourage appropriate redevelopment and intensification and provide alternative housing solutions. The Township of Augusta is also supportive of the concept of complete communities being introduced in the draft policy document.

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4. What are your thoughts on the proposed policies regarding the conservation of agriculture, aggregates, natural and cultural heritage resources?

The Township of Augusta recognizes the importance of the long-term protection of prime agricultural areas and continues to strive to be supportive of its agricultural community. It is recognized that there are incompatibilities when new residential uses are introduced into the agricultural area. It also may result in creating barriers and restricting the future ability of livestock operators to expand or build new livestock barns and manure storage facilities, while having to meet the Minimum Distance Separation (MDS) setback to new residential uses/severances. While the need for new housing opportunities is recognized and supported, this may be more appropriately achieved through the Province's proposed policies for expansions to Settlement Areas. The Township of Augusta would respectfully request that the Province give consideration to reducing the proposed policy for new residential lot severances, currently proposed at (3) three on a farmed lot, within the prime agricultural area.

5. What are your thoughts on the proposed policies regarding planning for employment?

Further guidance on permitted uses in employment areas is requested. The Township of Augusta has a large Industrial District and the new provincial policies will result in creating some non-conforming uses in this area, or certain uses may need to be redesignated to an alternate Official Plan designation.

6. Are there any other barriers to, or opportunities for, accelerating development and construction (e.g., federal regulations, infrastructure planning and approvals, private/public partnerships for servicing, provincial permitting, urban design guidelines, technical standards, zoning, etc.)?

The Township of Augusta is pleased by opportunities for new housing, however, a shortage of qualified building inspectors and building officials is an ongoing challenge for municipalities. Provincial assistance/funding is requested for the training of new building inspectors and building officials to ensure timely oversight in implementing Ontario Building Code standards for new construction.