



EDWARDSBURGH CARDINAL

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May 8, 2023

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th floor
Toronto, Ontario M7A 2J3

By Electronic Submission through the Environmental Registry

**RE: Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument;
ERO Number 019-8462**

To the Ministry of Municipal Affairs and Housing;

I am writing this letter on behalf of the Township of Edwardsburgh Cardinal's Committee of the Whole – Community Development, who wish to provide feedback on the proposed new Provincial Planning Statement, shared through the Environmental Registry Office (ERO) 019-8462.

The Committee would like to express their gratitude to the Ministry for the changes made in the new draft statement, specifically the modification of policy 3.6.5 to provide that partial services may be permitted within rural settlement areas, where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services. Edwardsburgh Cardinal does have rural settlement areas where this change would make a significant difference in our efforts to increase housing supply through more than infill or minor rounding out of development. The Committee feels that their feedback on this policy in 2023 was heard, and we value the continued partnership.

Our Council is dedicated to reducing barriers that may delay or prevent new homes in Edwardsburgh Cardinal and we are encouraging housing development throughout our Township. We have recently reduced the minimum lot size and lot frontage requirements for new lots in our rural area to support new housing development, and we've created policy to ensure that these smaller lots can be supported with adequate servicing. Unlike the draft Planning Statement released in 2023, we have noticed that this recent draft does not identify multi-lot residential development as a permitted use on

rural lands. Because it is our intention to continue to allow subdivisions and multi-lot creation on rural lands where adequate servicing can be provided, we ask the province to utilize language that clearly permits and even encourages multi-lot residential development in these areas.

Please reference draft Provincial Planning Statement from ERO 019-6813, April 2023 (emphasis mine)

2.6.1. c) residential development, including lot creation and **multi-lot residential development**, where site conditions are suitable for the provision of appropriate sewage and water services.

The Committee has noted the 30-day comment period for this proposal, ending May 12th, 2024. We ask that the province extend this window to allow more municipalities and stakeholders an opportunity to review and consider this proposal. As a small municipality, reviewing and understanding the impacts of these proposed changes has been challenging, especially when considering limited staff resources and Committee and Council meeting schedules. Extending the comment period would ensure that all interested parties have sufficient time to provide thoughtful feedback and ensure that the new Provincial Planning Statement is representative of the diverse needs and perspectives of all stakeholders.

We appreciate the opportunity to share comments on this draft Provincial Planning Statement, and we would like to thank the Ministry for its continued efforts to review and improve policies to increase the housing supply in our area. We hope our comments will be considered in your preparation of the final version of the Provincial Planning Statement.

Sincerely,



Mayor Tory Deschamps,
on behalf of the Township of Edwardsburgh Cardinal's
Committee of the Whole – Community Development