

May 10, 2024

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

VIA EMAIL

RE: Bill 185 - Cutting Red Tape to Build More Homes Act & Provincial Policy Statement 2024

On May 2, 2024, the Township of Malahide Council passed the following resolutions:

THAT Report No. DS-24-19 entitled "Bill 185 - Cutting Red Tape to Build More Homes Act & Provincial Policy Statement 2024 – Policy Change Summary" be received;

AND THAT the Township provide comments to the Ministry of Municipal Affairs regarding proposed changes under Bill 185 and the Provincial Policy Statement 2024.

Additional Residential Units in Prime Agricultural Areas – The Township previously approved Official Plan Amendment 20 which permitted one additional dwelling unit on agricultural parcels. This was intended to provide further housing options in rural areas, including housing for multiple generations for a farm operation. The Township Official Plan contains certain criteria that additional dwelling units would need to address. The PPS 2024 proposes to permit up to two additional dwelling units provided the units comply with minimum distance separation, are appropriately serviced, are of limited scale, and minimize the land removed from agricultural production. Additional residential units may only be severed in accordance with the PPS policies for surplus farm dwelling severances. However, it is unclear whether the limitation of severing one surplus farm residence, as noted above, applies just to a primary dwelling or if it applies to additional residential units as well. Staff have concerns with further increasing the number of residential uses and the potential negative impacts on agricultural operations and challenges with permitting development on private septic systems and wells. It is recommended that the Township provide comments to the Ministry raising concerns of the potential negative implications this may have in prime agricultural areas.

Respectfully,

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