

Planning and Development Services

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Via Email Only

August 27, 2021

File No.: D.10.12.OPA-21-0044

Ms. Madyson Etzl
Planner II
Township of West Lincoln
318 Canborough Street
Smithville, ON L0R 2A0

Dear Ms. Etzl:

**Re: Provincial and Regional Comments
Township Initiated Official Plan Amendment
Township File No.: 1701-003-21
Proposed Revised Garden Suite Policies
Township of West Lincoln**

Regional Planning and Development Services staff reviewed the information circulated for the above noted Official Plan Amendment. As described in the Notice of Hearing, the purpose of the amendment is to update the Township of West Lincoln Official Plan to align with Section 39.1 (3) of the *Planning Act*, as amended, which permits garden suites for a period of 20 years. As proposed, the Official Plan Amendment seeks to extend the permission period for garden suites in the Township from 10 to 20 years.

Regional Planning and Development Services staff offer the following comments from a Provincial and Regional perspective to assist the Township in their consideration of the application.

Provincial and Regional Policies

Provincial policies outline the need for an appropriate range and mix of housing options. To achieve this, the Provincial Policy Statement, 2020 (PPS) directs planning authorities to permit all types of residential intensification, including additional residential units. Similarly, the policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan) support the achievement of complete communities that provide a diverse range and mix of housing options. The proposed Garden Suite Official Plan Amendment will support residential intensification and diversification of the Township's housing stock by permitting garden suites for a period of up to 20 years. The existing permissions for garden suites and the proposed policy revision are

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consistent with the policy intent of the PPS and conform with the policies of the Growth Plan (2020), which support intensification, and a diverse mix of housing options.

The Regional Official Plan, 2014 (ROP) supports development that contributes to a range of housing types, including housing that is affordable, accessible, and suited to the needs of different household and income groups. As proposed, the draft Official Plan Amendment conforms with the policies of the ROP, which support all types of residential intensification, including the creation of additional residential units (i.e. garden suites and secondary suites).

Conclusion

Regional Planning and Development Services staff commend the Township for its ongoing efforts to update the Township of West Lincoln Official Plan to implement changes to the *Planning Act*, Provincial Policy Statement, and provincial plans. As discussed above, Regional staff is satisfied that the proposed Garden Suite Official Plan Amendment, which will support the provision of additional residential units in the Township, is consistent with the PPS (2020) and conforms with the policies of the Growth Plan (2019) and ROP (2014).

Regional staff requests that a copy of the draft Official Plan Amendment be provided for review prior to adoption.

In accordance with the Memorandum of Understanding, the proposed Official Plan Amendment is exempt from Regional Council approval. Please send a copy of the notice of Township Council's decision on the application and a copy of the amendment as adopted.

Should you have any questions or wish to discuss these comments, please contact the undersigned at siobhan.kelly@niagararegion.ca or Aimee Alderman, MCIP, RPP, Senior Development Planner, at aimee.alderman@niagararegion.ca

Kind regards,



Siobhan Kelly
Development Planning Student

cc: Aimee Alderman, MCIP, RPP, Senior Development Planner, Niagara Region