



## REPORT COUNCIL

**DATE:** May 25<sup>th</sup>, 2020

**REPORT NO:** PD-062-20

**SUBJECT:** Information Report  
Review of new Provincial Policy Statement (2020) (PPS)

**CONTACT:** Alexa Cooper, Planner I  
Brian Treble, Director of Planning and Building

### OVERVIEW:

- On July 22<sup>nd</sup>, 2019 the Province of Ontario posted a series of Proposed Policy Changes for the Provincial Policy Statement for comment to the Environmental Registry of Ontario's website.
- The proposed changes were intended to help increase the supply of housing, support jobs and reduce barriers and costs in the land use planning system.
- Planning Staff generally had no concerns with the changes to the Planning Act as proposed and promised to provide further updates as the proposed changes make their way through the approval process at the Provincial level. Many changes brought the PPS in line with the Places to Grow Plan that was released by the Province in 2019.
- Staff submitted letters to the Province during this review regarding consent policies for livestock operators.
- On February 28<sup>th</sup>, 2020 a finalized Provincial Policy Statement (2020) was released by the Province following the public consultation held last year. Which came into effect in April 2020.
- Staff have now provided an overview of the changes made to the finalized Provincial Policy Statement (2020) and have noted an item that will require action.

### RECOMMENDATION:

1. That, Report PD-062-20 regarding "Review of the Proposed Amendments to the Provincial Policy Statement (PPS)" dated May 25<sup>th</sup>, 2020, be RECEIVED for review purposes.

### ALIGNMENT TO STRATEGIC PLAN

- **Theme:**
  - Strategic, Responsible Growth

### BACKGROUND:

On July 22<sup>nd</sup>, 2019 the Province of Ontario posted Proposed Policy Changes for the Provincial Policy Statement for comment to the Environmental Registry of Ontario's website. The proposed changes were presented to help increase the supply of housing,

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support jobs, and reduce barriers and costs in the land use planning system.

On February 28<sup>th</sup>, 2020, the Province released a final Provincial Policy Statement as a result of the public consultation process from summer to early fall of 2019. Below is a summary of the changes that will come into effect as of Friday May 1<sup>st</sup>, 2020.

### **CURRENT SITUATION:**

The Provincial Policy Statement (2020) Policies has been implemented by the Provincial Government to help increase the supply of housing, support jobs and reduce barriers and costs in the land use planning system.

As such, the over-arching goal of the Provincial Policy Statement (2020) is to help promote an increase of housing as well as protect employment lands, the environment and the agricultural system while supporting indigenous communities.

The land available for development shall now accommodate a 25-year time period as opposed to a 20-year time period. There is no time limit to accommodate land available for development for infrastructure, service facilities and employment areas. The available housing supply was proposed to be for a minimum of 12 years and has been increased to a minimum of 15 years instead of 10.

It has been added that local municipalities shall maintain a 3 year serviced supply for residential units at all times where new development is to occur to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Upper-tier municipalities such as the Niagara Region may choose to provide up to a 5 year supply but are still required to maintain a minimum 3 year supply.

Words such as “encouraged” or “should” have been replaced with “shall” when it comes to municipalities consulting with indigenous communities. Township Planning Staff has been sending notice of planning applications to the Metis Nation of Ontario and will continue to do so.

There are stronger policies around converting employment lands. Provincially significant employment land cannot be converted without provincial permission and regionally significant employment land cannot be converted without regional permission, and these lands cannot be considered for conversion until the time of a municipal comprehensive review. In addition, there are stronger policies surrounding adequately buffering employment lands from sensitive uses such as residential and institutional and where separation is not possible, mitigate potential conflicts as much as possible.

The majority of the proposed changes are to help further implement the More Housing, More Choices document published by the Province that has already seen implementation

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through the passing and approval of Bill 108, which made changes to the Planning Act and A Place to Grow – Growth Plan. A guide to the changes proposed by the Province has been provided at attachment 1 of this report.

The Township sent a letter to Minister of Municipal Affairs and Housing, Steve Clark, dated June 25<sup>th</sup>, 2019 to address agricultural consent policies as they related to livestock operators (see attachment 2). The Township requested the Province re-evaluate their policies and amend them in a way that benefits livestock operators as well as cash crop farmers. A letter was received from Minister Clark on September 4<sup>th</sup>, 2019 (attachment 3). While the response thanked the Township for bringing this matter to his attention, there appears to be no implemented changes to the PPS to this effect at this time.

### **STAFF CONCERNS**

The requirement for municipalities to maintain a 3-year servicing supply for residential houses is a concern to Planning Staff. Currently, any required servicing extensions/upgrades are paid for by the development that requires the extensions/upgrades. If municipalities are expected to maintain an available 3-year supply, Staff require Provincial assistance to make more land available for development in Smithville since there are current development proposals over the remaining lands.

### **FINANCIAL IMPLICATIONS**

There are no financial implications relating to this report.

### **INTER-DEPARTMENTAL COMMENTS**

Inter-departmental comments are not applicable to this report.

### **CONCLUSION**

The implemented Provincial Policy Statement (2020) is intend to help increase the supply of housing, support jobs and reduce barriers and costs in the land use planning system. The new PPS (2020) come into full force and effect as of Friday, May 1<sup>st</sup>, 2020.

Staff will further discuss the feasibility of the supply of land for growth purposes in a series of reports to Committee and Council in 2020/2021.

### **ATTACHMENTS**

1. PD-160-19 – Review of Proposed Amendments to the Provincial Policy Statement
2. Letter to Minister Clark, Dated June 25<sup>th</sup>, 2019
3. Letter from Minister Clark, Dated July 22<sup>nd</sup>, 2019
4. Letter from Minister Clark, Dated September 4<sup>th</sup>, 2019

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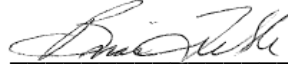
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**Prepared by:**



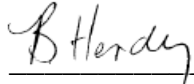
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**Alexa Cooper,  
Planner I**



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**Brian Treble, RPP, MCIP  
Director of Planning and Building**



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**Beverly Hendry  
CAO**

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# REPORT

## PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE

**DATE:** October 15<sup>th</sup>, 2019

**REPORT NO:** PD-160-19

**SUBJECT: Recommendation Report  
Review of Proposed Amendments to the Provincial Policy  
Statement**

**CONTACT:** Alexa Cooper, Planner I  
Brian Treble, Director of Planning and Building

## OVERVIEW:

- On July 22<sup>nd</sup>, 2019 the Province of Ontario posted Proposed Policy Changes for the Provincial Policy Statement for comment to the Environmental Registry of Ontario's website.
- The proposed changes are intended to help increase the supply of housing, support jobs and reduce barriers and costs in the land use planning system.
- Planning Staff generally have no concerns with the changes to the Planning Act as proposed, and will provide further updates as the proposed changes make their way through the approval process at the Provincial level.
- Staff propose that previous letters the Township of West Lincoln be resubmitted during this review.

**RECOMMENDATION:**

1. That, Report PD-160-19, regarding “Review of the Proposed Amendments to the Provincial Policy Statement” dated October 15<sup>th</sup> 2019, be RECEIVED; and,
2. That, this report be provided to the Province as the Township of West Lincoln’s comments on the Provincial Policy Statement Review.

## ALIGNMENT TO STRATEGIC PLAN

- **Value**  
Respect and respond to the diverse generational needs of residents.
- **Objective**  
Create a policy framework that supports affordable living for residents.

**BACKGROUND:**

On July 22<sup>nd</sup>, 2019 the Province of Ontario posted Proposed Policy Changes for the Provincial Policy Statement for comments to the Environmental Registry of Ontario's

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website. The proposed changes are presented as a way to help increase the supply of housing, support jobs, reduce barriers and costs in the land use planning system.

**CURRENT SITUATION:**

The Provincial Policy Statement Review – Proposed Policies has been proposed by the Provincial Government in an effort to help increase the supply of housing, support jobs and reduce barriers and the costs in the land use planning system.

As such, the over-arching goal of the proposed changes to the Provincial Policy Statement are to help promote an increase of housing as well as protect employment lands, the environment and the agricultural system while supporting indigenous communities.

The land available for development is now proposed to accommodate a 25-year time period as opposed to a 20-year time period with no time limit to accommodate infrastructure, service facilities and employment areas. The available housing supply is now proposed to be for a minimum of 12 years instead of 10.

Words such as “encouraged” or “should” have been replaced with “shall” when it comes to municipalities consulting with indigenous communities. Township Planning Staff has sent notice of planning applications to the Metis Nation of Ontario and will continue to do so.

There are stronger policies around converting employment lands. Provincially significant employment land cannot be converted without provincial permission and regionally significant employment land cannot be converted without regional permission, and these lands cannot be considered for conversion until the time of a municipal comprehensive review. In addition, there are stronger policies surrounding adequately buffering employment lands from sensitive uses such as residential and institutional and where separation is not possible, mitigate potential conflicts as much as possible.

The majority of the proposed changes are to help further implement the More Housing, More Choices document published by the Province that has already seen implementation through the passing and approval of Bill 108, which made changes to the Planning Act and A Place to Grow – Growth Plan. A guide to the changes proposed by the Province has been provided at attachment 1 of this report.

The Township sent a letter to Minister of Municipal Affairs and Housing, Steve Clark, dated June 25<sup>th</sup>, 2019 to address agricultural consent severance policies as they related to livestock operators (see attachment 2). The Township requested the Province re-evaluate their policies and amend them in a way that benefits livestock operators as well as cash crop farmers. A letter was received from Minister Clark on September 4<sup>th</sup>,

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2019 (attachment 3). While the response thanked the Township for bringing this matter to his attention, there appears to be no proposed changes to the PPS to this effect.

## FINANCIAL IMPLICATIONS

There are no financial implications relating to this report.

## INTER-DEPARTMENTAL COMMENTS

Inter-departmental comments are not applicable to this report.

## CONCLUSION

The proposed changes to the Provincial Policy Statement intend to help increase the supply of housing, support jobs and reduce barriers and costs in the land use planning system. Township Planning Staff will continue to keep the Planning Committee up to date on any information regarding these changes as they make their way through the approval process at the Provincial level.

Staff propose that this report and the previous letters be resubmitted to the Province at this time.

## ATTACHMENTS

1. Provincial Policy Statement (PPS) Review Placemat
2. Letter to Minister Clark, Dated June 25<sup>th</sup>, 2019
3. Letter from Minister Clark, Dated July 22<sup>nd</sup>, 2019
4. Letter from Minister Clark, Dated September 4<sup>th</sup>, 2019

**Prepared by:**

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**Beverly Hendry**  
**CAO**

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# PROVINCIAL POLICY STATEMENT (PPS) REVIEW

## ONTARIO’S LAND USE PLANNING SYSTEM

### WHAT IS THE PPS?

- The Provincial Policy Statement (PPS) is the primary provincial land use policy document that sets out minimum requirements that apply across Ontario
- The Planning Act requires that all land use planning decisions “shall be consistent with” the PPS
- Municipalities are the primary decision-makers for local communities and implement provincial policies, including the PPS, through official plans and other planning decisions
- Municipalities may build on, but not conflict with, PPS policies to reflect local context
- PPS policies are intended to help protect what matters most by providing policy direction related to growth and development, the use and management of resources, and the protection of the environment and public health and safety

### GOVERNMENT COMMITMENT TO REVIEW THE PPS

- In early 2019, engagement on the PPS was undertaken as part of the Increasing Housing Supply Consultations
- Input received helped to inform the development of the **More Homes, More Choice: Ontario’s Housing Supply Action Plan**, released in May 2019
- Through the Action Plan, the government signaled its intention to review the PPS

### HOW CAN I LEARN MORE & PROVIDE FEEDBACK?

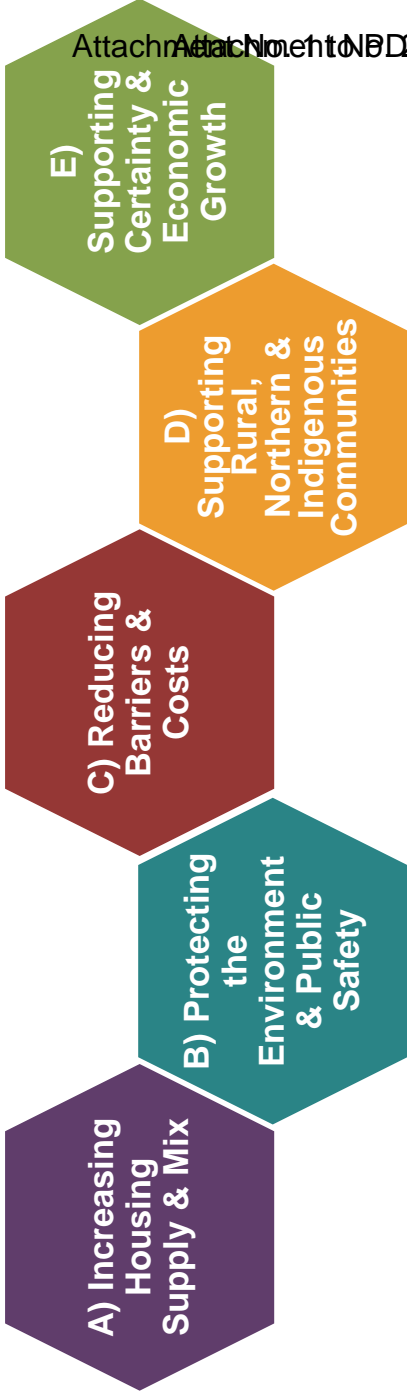
For details on specific policy changes, the draft PPS is available online at: **[ero.ontario.ca/notice/019-0279](http://ero.ontario.ca/notice/019-0279)**

If you are interested in providing written feedback during the 90-day consultation period (July 22, 2019 – Oct 21, 2019), you may do so by either:

- Submitting comments through the Environmental Registry of Ontario at: **[ero.ontario.ca/notice/019-0279](http://ero.ontario.ca/notice/019-0279)**
- Emailing **[planningconsultation@ontario.ca](mailto:planningconsultation@ontario.ca)**

## PROPOSED PPS POLICY AREAS

The government is proposing PPS changes to reflect Ontario’s changing needs across 5 key areas:



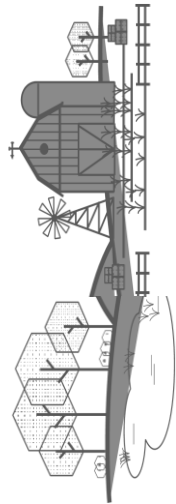
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### QUESTIONS FOR CONSIDERATION

The government wants your feedback on the PPS draft policies and would like your views on the following questions:

- Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?
- Do the proposed policies strike the right balance? Why or why not?
- How do these policies take into consideration the views of Ontario communities?
- Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?
- Are there other tools that are needed to help implement the proposed policies?





# PROVINCIAL POLICY STATEMENT (PPS) REVIEW

## A

### Increasing Housing Supply & Mix

A stable housing market with sufficient supply will help make housing more attainable and affordable for the people of Ontario. It will also attract new investment and create investment-ready communities that are attractive to employers and provide workers with places to live

The PPS draft policies would:

- Increase land supply requirements that municipalities must meet:
  - Increase planning horizon from 20 to 25 years (1.1.2)
  - Increase housing land supply from 10 to 12 years (1.4.1(a))
  - Allow higher minimum requirement for serviced residential land (5 years) for upper- and single-tier municipalities (1.4.1)
- Update provincial guidance to support land budgeting (i.e. Projection Methodology) (1.1.2, 1.2.4(a))
- Increase flexibility for municipalities related to the phasing of development (1.1.3.7) and compact form (1.1.3.6)
- Add flexibility to the process for settlement area boundary expansions (e.g. allow minor adjustments subject to specific tests, highlight that study requirements should be proportionate to the size/scale of development) (1.1.3.8, 1.1.3.9)
- Support the development of housing to meet current and future housing needs, and add reference to housing options and market-based needs (Vision, 1.4.1, 1.4.3, Definitions: “Housing options”)
- Require transit-supportive development and prioritize intensification, including potential air rights development, in proximity to transit, including corridors and stations (1.4.3(e))
- Support municipalities in achieving affordable housing targets by requiring alignment with Housing and Homelessness Plans (1.4.3(a))
- Broaden PPS policies to enhance support for development of long-term care homes (1.4.3(b)(1), Definitions: “Special needs” & “Public service facilities”)

## D

### Supporting Rural, Northern & Indigenous Communities

Rural, northern and Indigenous communities are vital to Ontario’s continued prosperity and overall well-being

The PPS draft policies would:

- Allow flexibility for communities by clarifying perceived barriers to sewage and water servicing policies for lot creation and development in rural settlement areas (1.6.6)
- Enhance municipal engagement with Indigenous communities on land use planning to help inform decision-making, build relationships and address issues upfront in the approvals process (1.2.2, 2.6.5, Vision)
- Promote an agricultural systems approach to enhance agricultural protections to support critical food production and the agricultural sector as a significant economic driver (1.7.1(i), 2.3.2, 2.3.6.2, Definitions: “Agricultural system”, “Agri-food network”)

## B

### Protecting the Environment & Public Safety

The Made-in-Ontario Environment Plan includes a commitment to review land use policies that are critical to managing the impacts of a changing climate. Planning for extreme weather events helps protect people and property and makes financial sense

The PPS draft policies would:

- Enhance direction to prepare for impacts of a changing climate (Vision, 1.1.1(i), 1.1.3.2(d), 1.6.1, 1.6.6.1(b)(2), 1.6.6.7(c), 1.8.1, 2.2.1(c), 3.1.3, Definitions: “Impacts of a changing climate”, )
- Enhance stormwater management policies to protect water and support climate resiliency (1.6.6.7(a), 1.6.6.7(c), 1.6.6.7(d))
- Promote the on-site local reuse of excess soil (3.2.3)
- Maintain current policies related to natural and human made hazards which directs development away from hazardous areas including flood-prone areas in order to protect public health and safety, while work by the Special Advisor on flooding is underway (3.1)
- Maintain current policies that require municipalities in southern Ontario to identify natural heritage systems, and provide flexibility as to how to achieve this outcome (2.1.3)
- Provide a new, voluntary management approach for managing local or regionally-significant wetlands (2.1.10)
- Maintain protections for the Greenbelt

## E

### Supporting Certainty & Economic Growth

Economic opportunities and continued investment are vital to supporting jobs and the continued economic well-being of all Ontarians. Supporting jobs is a key priority of Ontario’s Open for Business agenda

The PPS draft policies would:

- Encourage municipalities to facilitate conditions for economic investment (1.3.1(c))
- At the time of official plan review or update, encourage municipalities to assess locally-identified employment areas to ensure designations are appropriate (1.3.2.2)
- Provide municipalities with greater control over employment area conversions to support the forms of development and job creation that suit the local context (current and future) (1.3.2.5)
- Provide enhanced direction for land use compatibility and stronger protection for major facilities such as manufacturing and industrial uses where non-employment uses are planned nearby (i.e. buffering uses from new sensitive uses) (1.2.6.1, 1.2.6.2, 1.3.2.3, Definitions: “Major facilities”)

## C

### Reducing Barriers & Costs

A streamlined land use planning and development process which protects what is important – while reducing barriers and costs – supports economic growth and investment and the continued prosperity of Ontarians

The PPS draft policies would:

- Require municipalities to take action to fast-track development applications for certain proposals (e.g. housing) (4.7)
- Allow mineral aggregate operations to use rehabilitation plans to demonstrate that extraction will have no negative impacts (2.5.2.2)
- Align policies and definition of cultural heritage with recent changes to the Ontario Heritage Act (Definitions: “Cultural heritage landscape”, various other definitions)
- Refocus PPS energy policies to support a broad range of energy types and opportunities for increased energy supply (1.6.11.1)
- Ground mounted solar would be permitted in prime agricultural and specialty crop areas as an on-farm diversified use (Definitions: “On-farm diversified uses”)
- Make minor changes to streamline development approvals and support burden reduction



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## PLANNING AND DEVELOPMENT DEPARTMENT

June 25<sup>th</sup>, 2019

Honourable Steve Clark  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, Ontario  
M5G 2E5

**Re: Provincial Policy Statement**

Dear Mr. Clark,

Township staff and Council have been following with interest, the many changes that the Province has introduced through the More Houses, More Choice plan for the Province. To date this includes changes to at least 12 Provincial Acts as well as the Places to Grow Plan.

Township staff and Council have not yet seen changes to the Provincial Policy Statement and as a result, provide these comments at this time in anticipation of an expected review of this document as well.

Should changes be made to the Provincial Policy Statement, staff, as endorsed by the Township Planning Committee on June 10, 2019, request consideration of the following:

1. That the wording of Section 2.3.4 relating to consents within the agricultural areas of the Province be amended to support succession planning. Township staff has attempted to assist a legitimate full time farmer with plans to convey his farm to his son and family. The farm parcel has a second dwelling that is not required and is a financial burden in the succession plan. Township staff and Council are of the opinion that the severance of the second house is an appropriate proposal that helps protect and promote agriculture for future generations. Regional Planning staff on behalf of the province (one window) has appealed our decision as it was not part of a "farm consolidation." In this instance, if the Region is correct, good planning and the Provincial Policy Statement are not aligned.
2. Previous comments had been submitted by the Township on August 17, 2018. We ask that these comments (attached) also be given consideration as part of your upcoming review.

We trust that this request is clear. Should you require clarification or further input, please feel free to let us know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Treble', is written over a horizontal line.

Brian Treble, MCIP, RPP Director of  
Planning and Building

cc: Sam Oosterhoff, MPP  
Mayor Bylsma & Council  
Bev Hendry, CAO



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## OFFICE OF THE MAYOR

August 17, 2018

The Honourable Steve Clark  
 Minister of Municipal Affairs and Housing

777 Bay Street, 17<sup>th</sup> Floor  
 Toronto, Ontario  
 Canada  
 M5G 2E5

Re: Provincial Policy Statement Agricultural Policies

The Municipality of West Lincoln is currently undergoing a process to justify an expansion of the urban boundary of Smithville in order to achieve the growth targets assigned by the Region of Niagara and the Province of Ontario. Being a small rural agricultural community just outside of a major urban centre, the pressures of growth are increasing. The process to justify an urban boundary expansion that the Township is following is the process outlined in the Provincial Growth Plan for the Greater Golden Horseshoe (Places to Grow) 2017.

This process involves a comprehensive background review including a land needs assessment, subwatershed study, agricultural impact study, aggregate study, servicing studies, transportation planning, community design study and secondary plans. A final component of the land needs assessment is to identify excess developable lands within settlement areas and prohibit development in those areas to 2041. In a two tier region such as the Niagara Region, excess lands must be identified on a Region wide basis, meaning that in order to justify expansion in West Lincoln, excess lands may need to be de-designated in other Municipalities with slower growth. The Township of West Lincoln is concerned that following the completion of a comprehensive planning review to justify expansion in West Lincoln, the urban boundary expansion decision will be hinged on another lower tier municipality's ability and willingness to remove excess developable lands in the Niagara Region.

The Township would prefer if excess lands could be identified within the lower tier boundary or in the immediately abutting lower tier municipalities as opposed to a Region wide scope. The Niagara Region is made up of four distinct market areas which should be recognised for land supply purposes.

The Township is also concerned with the increasing amount of lands zoned for agricultural purposes only in perpetuity (APO) as a result of surplus farm dwelling severances, as permitted by the Provincial Policy Statement (Section 2.3.4). The Township of West Lincoln has chosen to continue to permit farmers to sever dwellings that are surplus to their needs as we recognize the changing needs of local farmers and the importance of offsetting the cost of additional farmland through the sale of surplus dwellings. The Township is concerned that currently there is no mechanism to remove the Agricultural Purposes Only (APO) zoning even in instances of legitimate agricultural ventures, and as a result may be reducing the availability of farmers to

start new farming operations.

Finally, the Township has concerns with the inability to de-designate agricultural lands for the purposes of creating rural employment areas and urban areas, or areas where businesses can locate which do not require municipal servicing or extensive infrastructure. Permitting the creation of rural employment lands in Hamlets within Prime Agriculturally designated lands, would preserve lands within serviced employment areas for businesses that require infrastructure; and reduce the number of businesses that locate on good agricultural lands on a scattered basis throughout the Township.

We hereby request that the Ministry and all other agencies and representatives who are involved in rural policy review consider the comments and concerns noted in this letter. The Township would be pleased to discuss with the Ministry options that may be more appropriate for the Township West Lincoln and other rural municipalities in Ontario.

We trust that you find these concerns to be outlined in a clear and concise fashion. Should you have any concerns or wish to discuss please contact the Director of Planning and Building, Brian Treble at 905-957-5138 or by email at [btreble@westlincoln.ca](mailto:btreble@westlincoln.ca).

Douglas L. Lipp

Mayor Douglas Joyner

Cc: Premier of Ontario, The Honourable Doug Ford  
MPP Sam Oosterhoff  
ROMA, Rural Ontario Municipal Association

**Ministry of  
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and Housing**

Office of the Minister

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**Ministère des  
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July 22, 2019

Dear Head of Council:

**RE: Provincial Policy Statement Review – Draft Policies**

---

I am writing today to announce that my ministry is launching a consultation on proposed policy changes to the **Provincial Policy Statement (PPS)**. The PPS is an important part of Ontario's land use planning system, setting out the provincial land use policy direction.

Municipalities play a key role in implementing these policies through local official plans, zoning by-laws and other planning decisions. The Planning Act requires that decisions on land use planning matters be “consistent with” the Provincial Policy Statement policies.

The government is consulting on draft policy changes to:

- Encourage the development of an increased mix and supply of housing
- Protect the environment and public safety
- Reduce barriers and costs for development and provide greater predictability
- Support rural, northern and Indigenous communities
- Support the economy and job creation

The proposed PPS policy changes support the implementation of [More Homes, More Choice: Ontario's Housing Supply Action Plan](#). The Action Plan includes a series of distinct but coordinated initiatives to address housing supply, including a review of the Provincial Policy Statement. The proposed PPS changes work together with other recent changes to the land use planning system – including to the Planning Act through [Bill 108, More Homes, More Choice Act, 2019](#) (once proclaimed) and [A Place to Grow: Growth Plan for the Greater Golden Horseshoe](#).

For more information about the consultation, please visit <http://www.mah.gov.on.ca/Page215.aspx> where you will find:

- A link to the posting on the Environment Registry of Ontario (ERO #019-0279), including the proposed Provincial Policy Statement and questions to consider
- Information on how to provide comments

The consultation is open for 90 days and closes on October 21, 2019.





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SEP 04 2019

19-3663

Brian Treble  
Director of Planning and Building  
Township of West Lincoln  
[btreble@westlincoln.ca](mailto:btreble@westlincoln.ca)

Dear Brian Treble:

Thank you for your letter regarding potential changes to the Provincial Policy Statement (PPS).

As you may know, on July 22, 2019, the government posted proposed policy changes to the PPS on the Environmental Registry of Ontario to seek public input (<https://ero.ontario.ca/notice/019-0279>). As part of the launch of this consultation a letter was sent to your municipality welcoming your feedback on the proposed PPS. The consultation is open for 90 days and closes on October 21, 2019.

The proposed PPS policy changes support the implementation of **More Homes, More Choice: Ontario's Housing Supply Action Plan**. The Plan includes a series of distinct but coordinated initiatives to address housing supply, including a review of the PPS. The proposed PPS changes work together with other recent changes to the land use planning system – including to the *Planning Act* through the *More Homes, More Choice Act, 2019* (once proclaimed) and **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**.

The government will take your feedback into consideration. Should you have additional comments, please submit them to [planningconsultation@ontario.ca](mailto:planningconsultation@ontario.ca) or through the Environmental Registry of Ontario website referred to above.

Once again, thank you for bringing this matter to my attention. Please accept my best wishes.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Clark".

Steve Clark  
Minister

c: Sam Oosterhoff, MPP  
Niagara West



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Douglas L. Lipp

Mayor Douglas Joyner

Cc: Premier of Ontario, The Honourable Doug Ford  
MPP Sam Oosterhoff  
ROMA, Rural Ontario Municipal Association

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- Support rural, northern and Indigenous communities
- Support the economy and job creation

The proposed PPS policy changes support the implementation of [More Homes, More Choice: Ontario's Housing Supply Action Plan](#). The Action Plan includes a series of distinct but coordinated initiatives to address housing supply, including a review of the Provincial Policy Statement. The proposed PPS changes work together with other recent changes to the land use planning system – including to the Planning Act through [Bill 108, More Homes, More Choice Act, 2019](#) (once proclaimed) and [A Place to Grow: Growth Plan for the Greater Golden Horseshoe](#).

For more information about the consultation, please visit <http://www.mah.gov.on.ca/Page215.aspx> where you will find:

- A link to the posting on the Environment Registry of Ontario (ERO #019-0279), including the proposed Provincial Policy Statement and questions to consider
- Information on how to provide comments

The consultation is open for 90 days and closes on October 21, 2019.

I look forward to hearing your ideas on the proposed changes to the Provincial Policy Statement.

If you have any questions about the consultation, please contact the ministry at [planningconsultation@ontario.ca](mailto:planningconsultation@ontario.ca) or by calling 1-877-711-8208.

Sincerely,

Steve Clark

Steve Clark  
Minister

c: Planning Head and/or Clerks

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
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SEP 04 2019

19-3663

Brian Treble  
Director of Planning and Building  
Township of West Lincoln  
[btreble@westlincoln.ca](mailto:btreble@westlincoln.ca)

Dear Brian Treble:

Thank you for your letter regarding potential changes to the Provincial Policy Statement (PPS).

As you may know, on July 22, 2019, the government posted proposed policy changes to the PPS on the Environmental Registry of Ontario to seek public input (<https://ero.ontario.ca/notice/019-0279>). As part of the launch of this consultation a letter was sent to your municipality welcoming your feedback on the proposed PPS. The consultation is open for 90 days and closes on October 21, 2019.

The proposed PPS policy changes support the implementation of **More Homes, More Choice: Ontario's Housing Supply Action Plan**. The Plan includes a series of distinct but coordinated initiatives to address housing supply, including a review of the PPS. The proposed PPS changes work together with other recent changes to the land use planning system – including to the *Planning Act* through the *More Homes, More Choice Act, 2019* (once proclaimed) and **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**.

The government will take your feedback into consideration. Should you have additional comments, please submit them to [planningconsultation@ontario.ca](mailto:planningconsultation@ontario.ca) or through the Environmental Registry of Ontario website referred to above.

Once again, thank you for bringing this matter to my attention. Please accept my best wishes.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Clark".

Steve Clark  
Minister

c: Sam Oosterhoff, MPP  
Niagara West