



CORRESPONDENCE ITEMS PRESENTED FOR INFORMATION
June 6, 2023

- 1) Correspondence respecting 'Bill 5 - Stopping Harassment and Abuse by Local Leaders Act Resolution'.
 - a) Township of Lanark Highlands.
 - b) Municipality of Casselman.
 - c) Municipality of Shuniah.
 - d) Municipality of Wawa.
 - e) Township of Moonbeam.
 - f) Township of Wellington North.
- 2) Correspondence from City of Cambridge.
 - a) Highway Traffic Act Amendments Resolution.
 - b) Legislative Amendments to Improve Municipal Codes of Conduct and Enforcement Resolution.
- 3) Correspondence from Municipality of Tweed.
 - a) Hydro/Bell Canada Pole Infrastructure Resolution.
 - b) Reducing Municipal Insurance Costs Resolution.
- 4) Correspondence from Municipality of Wawa.
 - a) School Bus Stop Arm Cameras Resolution.
 - b) Elections Privacy of Candidates Resolution.
- 5) Correspondence from Township of Moonbeam Re: School Board Elections Resolution.
- 6) Correspondence from Community Schools Alliance Re: Constitution for the Community Schools Alliance.
- 7) Correspondence respecting 'Use of Long-Term Care Funding to Support Community Care Services Resolution'.
 - a) City of Stratford
 - b) City of Pickering
- 8) Correspondence from Town of Lincoln Re: Municipal Heritage Register Resolution.
- 9) Correspondence from Municipality of Grey Highlands Re: Zoning By-Law Amendment Notice of Passing.
- 10) Correspondence from County of Wellington Planning and Land Division Committee Re: Notice of an Application for Consent.
- 11) Correspondence from Grey County Planning and Development Re: County of Grey Comments of Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument.
- 12) Correspondence from Saugeen Municipal and Regional Transit 2022 Annual Letter and Report.



May 10th, 2023

Premier's Office
Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

ATTENTION: Premier of Ontario

Dear Premier Ford:

RE: Resolution – Bill 5 - Stopping Harassment and Abuse by Local Leaders Act, 2022

Please be advised that the Council of the Corporation of the Township of Lanark Highlands passed the following resolution at their regular meeting held April 25th, 2023:

Moved by Councillor Kelso

Seconded by Councillor Summers

THAT, Council supports the resolution from the Township of Mulmur regarding Bill 5 - Stopping Harassment and Abuse by Local Leaders Act, 2022;

AND THAT, this resolution of support be circulated to the Premier of Ontario, the Ontario Minister of Municipal Affairs and Housing, the Association of Municipalities of Ontario, the local Members of Parliament, the local Members of Provincial Parliament, and all Ontario Municipalities.

Resolved

Sincerely,

A handwritten signature in cursive script that reads "Amanda Noël".

Amanda Noël,
Clerk

Encls.

c.c. All Ontario Municipalities
Local MP's and MPP's
Association of Municipalities
Ontario Minister of Municipal Affairs and Housing

Item 1b



MUNICIPALITÉ DE
CASSELMAN
MUNICIPALITY

May 10th, 2023

Jocelyn Hay

Via email – jocelyn@jocelynhay.com

RE: Jocelyn Hay – Stopping Harassment and Abuse by Local Leaders Act – request for a letter of support

Please be advised that Bill 5 – Stopping Harassment and Abuse by Local Leaders Act, 2022 was considered by the Council of the municipality of Casselman at its regular meeting, held on May 9th, 2023, and that Council adopt a resolution to support the Bill which require the code of conduct for municipal Councillors and members of local boards to include requirement to comply with workplace violence and harassment policies. Furthermore, the Bill allows municipalities to direct the Integrity Commissioner to apply to the court to vacate a member's seat if the Commissioner's inquiry determines that the member has contravened this requirement.

If you have any questions regarding this matter, please do not hesitate to contact the undersigned at 613-764-3139 Ext 204.

Sincerely,

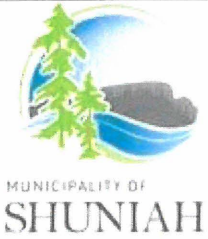
Genevieve Lajoie
Mayor

Cc: via e-mail

Doug Ford, Premier of Ontario – premier@ontario.ca

Steve Clark, minister of Municipal Affairs and Housing – steve.clark@pc.ola.org

Stephen Blais,



COUNCIL RESOLUTION

181-23

Date: May 9, 2023

Resolution No.: ~~175-23~~

Moved By: *D. Blund*

Seconded By: *Finch*

THAT Council support the resolutions from the City of Sault Ste Marie regarding Bill 5, Stopping Harassment and Abuse by Local Leaders Act;

AND THAT Council directs administration for forward this resolution to the Hon. Doug Ford, ^{Premier} Premier of Ontario, Lise Vaugeois, MPP, Kevin Holland, MPP, and the Association of Municipalities of Ontario and all municipalities in Ontario.

Carried

Defeated

Amended

Deferred

Wendy Landry
Signature



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, May 16, 2023

Resolution # RC23133	Meeting Order: 4
Moved by: <i>M Hatfield</i>	Seconded by: <i>J Opat</i>

RESOLVED THAT the City of Oxford County and the Township of Montague Council expressed support for Bill 5 – Stopping Harassment and Abuse by Local Leaders Act, which would require the code of conduct for municipal Councillors and members of local boards to include a requirement to comply with workplace violence and harassment policies and permit municipalities to direct the Integrity Commissioner to apply to the court to vacate a member's seat if the Commissioner's inquiry determines that the member has contravened this requirement;

THEREFORE RESOLVE THAT the Council of the Corporation of the Municipality of Wawa support the City of Oxford County and the Township of Montague Council for Bill 5 and;

FURTHERMORE that this resolution be circulated to the municipalities represented by the Western Ontario Warden's Caucus and;

FURTHERMORE, that this resolution be circulated to the Honourable Doug Ford, Premier of Ontario; the Honourable Steve Clark, Minister of Municipal Affairs and Housing; the Honourable Ernie Hardeman, Oxford MPP, Stephen Blais, Orleans MPP and all Ontario municipalities.

RESOLUTION RESULT		RECORDED VOTE	
<input checked="" type="checkbox"/>	CARRIED	MAYOR AND COUNCIL	YES NO
<input type="checkbox"/>	DEFEATED	Mitch Hatfield	
<input type="checkbox"/>	TABLED	Cathy Cannon	
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Mitch Hatfield	
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	Jim Hoffmann	
<input type="checkbox"/>	WITHDRAWN	Joseph Opat	

Disclosure of Pecuniary Interest and the general nature thereof.

- Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR – MELANIE PILON	CLERK – MAURY O'NEILL
<i>M. Pilon</i>	<i>Maury O'Neill</i>



La Corporation du canton de Moonbeam
 53, St-Aubin Avenue, C.P. 330
 Moonbeam, ON P0L 1V0
 TEL (705)-367-2244 FAX (705)-367-2610
moonbeam@moonbeam.ca

LA CORPORATION DU CANTON DE MOONBEAM RÉSOLUTION

NUMÉRO: 070-2023
DATE: Le 11 mai 2023
PROPOSÉE PAR: Nadine Morin
APPUYÉE PAR: Jacques Della-Pieta

WHEREAS the Council of the Corporation of the Township of Moonbeam received correspondence from the Township of Mulmur; and

AND WHEREAS Bill 5—Stopping Harassment and Abuse by Local Leaders Act, 2022 was introduced in the Ontario Legislature by MPP Stephen Blais through a Private Member’s Bill on August 10, 2022;

AND WHEREAS the Township of Moonbeam and Council are committed to demonstrating good governance and greater accountability to its Code of Conduct and workplace policies;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Moonbeam endorses Bill 5—Stopping Harassment and Abuse by Local Leaders Act, 2022 which would require the Code of Conduct for municipal Councillors and members of local boards to include a requirement to comply with workplace violence and harassment policies and permit municipalities to direct the Integrity Commissioner to apply to the court to vacate a member’s seat if the Commissioner’s Inquiry determines that the member has contravened this requirement;

AND THAT the Council of the Corporation of the Township of Moonbeam expresses its support for Bill 5 by directing the Clerk to send this motion to the Premier of Ontario; the Ontario Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario (AMO); the local Members of Parliament (MP’s); the local Members of Provincial Parliament (MPP’s); and all Ontario Municipalities.

Adoptée Rejetée Différéé

Éric Côté

Président

Vote enregistré demandé par:

Nom	Oui	Non
Côté, Éric		
Della-Pieta, Jacques		

Gibson Demers, Jessica		
Le Saux Néron, Hélène		
Morin, Nadine		

Certifiée par: Brigitte Corneil
Greffière



WELLINGTON NORTH
SEMPER PORRO

May 10, 2023

To Premier Doug Ford:

Please be advised that the Council of the Corporation of the Township of Wellington North at its meeting held on May 8, 2023 adopted the following:

RESOLUTION: 2023-168

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the resolution dated February 21, 2023 from Sault Ste. Marie regarding Support for Bill 5 – Stopping Harassment and Abuse by Local Leaders Act.

AND FURTHER THAT Council endorse their support for Bill 5 – Stopping Harassment and Abuse by Local Leaders Act.

CARRIED

Sincerely,

Cathy Conrad
Deputy Clerk



The Corporation of the City of Cambridge
Corporate Services Department
Clerk's Division
The City of Cambridge
50 Dickson Street, P.O. Box 669
Cambridge ON N1R 5W8
Tel: (519) 740-4680 ext. 4585
mantond@cambridge.ca

May 10, 2023

Re: Highway Traffic Act Amendments

Dear Ms. Mulrone, y,

At the Council Meeting of May 9, 2023, the Council of the Corporation of the City of Cambridge passed the following Motion:

WHEREAS speeding on our roads is a major concern in our community,

AND WHEREAS speeding can occur in all areas of our community,

AND WHEREAS barriers and delays to enforcement pose a danger to our community,

AND WHEREAS our municipality has limited resources to implement speed mitigation road design and re-design,

AND WHEREAS our local police service has limited resources to undertake speed enforcement,

AND WHEREAS s.205.1 of the Highway Traffic Act (HTA) provides that Automated Speed Enforcement systems (ASE) may only be placed in designated community safety zones and school safety zones,

THEREFORE BE IT RESOLVED THAT, the City of Cambridge request that the Ontario Government amend s.205.1 of the HTA to permit municipalities to locate an ASE system permanently or temporarily on any roadway under the jurisdiction of municipalities and as determined by municipalities and not be restricted to only community safety zones and school safety zones;

AND THAT a copy of this resolution be forwarded to the Ontario Minister of Transportation, the Ontario Minister of Municipal Affairs and Housing, local area MPPs, the Association of Municipalities of Ontario (AMO) and all Ontario Municipalities.

Should you have any questions related to the approved resolution, please contact me.

Yours Truly,



Danielle Manton
City Clerk

Cc: (via email)
Steve Clark, Ontario Minister of Municipal Affairs and Housing
Local Area MPPs
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities

**The Corporation of the City of Cambridge
Corporate Services Department
Clerk's Division
The City of Cambridge
50 Dickson Street, P.O. Box 669
Cambridge ON N1R 5W8
Tel: (519) 740-4680 ext. 4585
mantond@cambridge.ca**

May 10, 2023

Re: Legislative Amendments to Improve Municipal Codes of Conduct and Enforcement

Dear Mr. Trudeau

At its Council Meeting of May 9, 2023, the Council of the Corporation of the City of Cambridge passed the following Motion:

WHEREAS, Ontario's Big City Mayors (OBCM) have passed a motion that supports the call of the Association of Municipalities of Ontario for the Government of Ontario to introduce legislation to strengthen municipal Codes of Conduct and compliance with them in consultation with municipal governments or in the alternative, OBCM has supported the province ordering Bill 5 for second reading to expedite the matter;

AND WHEREAS the legislation encompasses the Association of Municipalities of Ontario's recommendations for:

- a. Updating municipal Codes of Conduct to account for workplace safety and harassment;
- b. Creating a flexible administrative penalty regime, adapted to the local economic and financial circumstances of municipalities across Ontario;
- c. Increasing training of municipal Integrity Commissioners to enhance consistency of investigations and recommendations across the province;
- d. Allowing municipalities to apply to a member of the judiciary to remove a sitting member if recommended through the report of a municipal Integrity Commissioner; and
- e. Prohibiting a member so removed from sitting for election in the term of removal and the subsequent term of office.

AND WHEREAS OBCM's motion requests that municipalities and their respective Integrity Commissioners be consulted on the development of any regulations related to the proposed legislation;

AND WHEREAS OBCM believes that municipal elected officials should be held to account in in this way, it also believes that federal and provincial elected officials should take similar actions to hold themselves to account.

THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the City of Cambridge supports the Ontario Big City Mayor's motion on legislative amendments to improve municipal Codes of Conduct and enforcement.

AND THAT this motion be circulated to Right Honourable Justin Trudeau, Prime Minister of Canada, the Honourable Doug Ford, Premier of Ontario, the Honourable David Lametti, Minister of Justice, the Honourable Steve Clark, Minister of Municipal Affairs and Housing, Kate Manson-Smith, Deputy Minister of Municipal Affairs and Housing, Scott Pearce, Federation of Canadian Municipalities Acting President, Colin Best, President of the Association of Municipalities of Ontario, and all Ontario municipalities.

Should you have any questions related to the approved resolution, please contact me.

Yours Truly,



Danielle Manton
City Clerk

Cc: (via email)

Hon. Justin Trudeau, Prime Minister of Canada

Hon. Doug Ford, Premier of Ontario

Hon. David Lametti, Minister of Justice

Hon. Steve Clark, Minister of Municipal Affairs and Housing

Kate Manson-Smith, Deputy Minister of Municipal Affairs and Housing

Scott Pearce, Federation of Canadian Municipalities Acting President

Colin Best, President of the Association of Municipalities of Ontario

All Ontario Municipalities

Municipality of Tweed Council Meeting
Council Meeting



Resolution No.

328.

Title:

Proposed Resolution Re: Bell-Hydro Infrastructure

Date:

Tuesday, May 9, 2023

Moved by

J. Palmateer

Seconded by

J. DeMarsh

WHEREAS poles are essential for deployment of telecommunication and hydro networks across the Province of Ontario;

AND WHEREAS the coordination of pole infrastructure between stakeholders is necessary to limit duplication of servicing infrastructure;

AND WHEREAS the Canadian Radio-Television and Telecommunications Commission recently set expediated timelines for large telephone companies to provide competitors with access to poles to roll out networks more efficiently leading to more competition across Canada;

AND WHEREAS provincial and territorial government are being encouraged to coordinate with service providers and other stakeholders to facilitate sound network deployment;

NOW THEREFORE BE IT RESOLVED that the Municipality of Tweed calls on the Province of Ontario to facilitate, coordinate, and regulate pole deployment measures across the Province of Ontario to prevent unnecessary duplication of pole infrastructure;

AND FURTHER, that the Province of Ontario encourage Bell Canada and Hydro One to work together to provide access for poles to better service the infrastructure needs of Ontarians;

AND FURTHER, that this motion be circulated to the Premier of Ontario, the Association of Municipalities of Ontario (AMO), MPP Ric Bresee, all Ontario Municipalities for support, Bell Canada, Hydro One.

Carried

Municipality of Tweed Council Meeting
 Council Meeting



Resolution No.

329

Title:

Proposed Resolution Re: Reducing Municipal Insurance Costs

Date:

Tuesday, May 9, 2023

Moved by

J. DeMarsh

Seconded by

J. Palmateer

WHEREAS escalating insurance costs are one of the Municipality of Tweed's priorities;
 AND WHEREAS the Municipality of Tweed's annual insurance premiums have increased from \$161,441.84 (4.21% of taxes) to \$482,027.08 (10.42% of taxes) from 2017 to 2023, representing an accumulated increase of 298.58% over this period;
 AND WHEREAS the annual increases to the Municipality of Tweed's insurance premiums have been one of the most significant constraints in limiting yearly tax levy increases over the past seven years;
 AND WHEREAS Ontario Municipalities are experiencing higher insurance rates at each renewal with limited access to insurance companies willing to quote on municipal insurance needs;
 NOW THEREFORE BE IT RESOLVED that the Council of the Municipality of Tweed calls upon the Province to take action to reduce municipal insurance costs;
 AND FURTHER, that this Resolution be forwarded to the Association of Municipalities of Ontario (AMO), the Minister of Finance, the Minister of Municipal Affairs and Housing, MPP Ric Bresee, and all Ontario Municipalities for support.

Carried

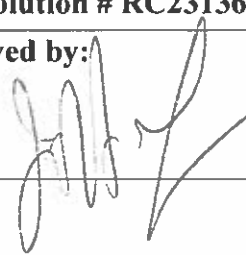



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, May 16, 2023

Resolution # RC23136	Meeting Order: 7
Moved by: 	Seconded by: 

WHEREAS almost 824,000 students travel in about 16,000 school vehicles every school day in Ontario and according to the Ministry of Transportation's statistics the rate of vehicles blowing by stopped school buses is over 30,000 times every day and;

WHEREAS the Province of Ontario passed the Safer School Zones Act in 2017 which authorized the use of Automated School Bus Stop Arm Camera Systems to detect incidents where vehicles failed to stop when the school bus was stopped and the stop-arm extended (O. Reg. 424/20) and;

WHEREAS the Association of Municipalities (AMO) working on behalf of all Ontario Municipalities made its submission to the Standing Committee on General Government on May 21, 2019 in support of Administrative Monetary Penalties (AMPs) to be used to collect fine revenue for school bus stop arm infractions and other applications, including Automated Speed Enforcement (ASE) technologies deployed in school and community safety zones and;

WHEREAS police resources can not be spread any thinner to enforce Highway Traffic Act offences throughout municipalities and;

WHEREAS the administrative and financial costs to establish the required municipal Administrative Penalty program under the Highway Traffic Act, and its regulations, are substantial and maybe out of reach for small or rural municipalities that have insufficient amounts of traffic to generate the required funds to offset the annual operational costs of a municipal Administrative Penalty program and;

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The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Wawa urges the Provincial Government to:

- a) Require all school buses to have stop arm cameras installed and paid for by the Province for the start of the 2023-2024 school year; and
b) Underwrite the costs for the implementation and on-going annual costs for Administrative Monetary Penalties in small and rural municipalities;

AND FURTHER THAT this resolution be circulated to Premier Doug Ford, Attorney General Doug Downey, Minister of Education Stephen Lecce, Provincial opposition parties, Mathew Rae MPP, AMO and all municipalities in Ontario.

Table with 4 columns: RESOLUTION RESULT, RECORDED VOTE, YES, NO. Rows include CARRIED (checked), DEFEATED, TABLED, RECORDED VOTE (SEE RIGHT), PECUNIARY INTEREST DECLARED, and WITHDRAWN.

Disclosure of Pecuniary Interest and the general nature thereof.

Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence. Clerk:

Table with 2 columns: MAYOR - MELANIE PILON, CLERK - MAURY O'NEILL. Contains handwritten signatures for both roles.

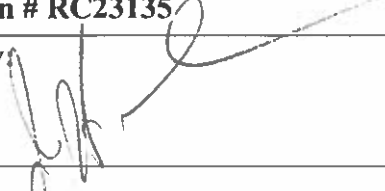



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, May 16, 2023

Resolution # RC23135	Meeting Order: 6
Moved by: 	Seconded by: 

WHEREAS the Municipal Elections Act requires all individuals wishing to be a candidate in a municipal or school board election to file Nomination Paper - Form 1 with the municipal clerk and;

WHEREAS the Municipal Elections Act requires all candidates who sought election to a municipal council or school board to file Financial Statement – Auditor's Report Candidate – Form 4 with the municipal clerk and;

WHEREAS Form 1 requires candidates to provide their qualifying address and;

WHEREAS Form 4 requires candidates to list the name and home address of any donor contributing over \$100.00 and;

WHEREAS the Municipal Elections Act specifies that these documents are not protected by the Municipal Freedom of Information and Protection of Privacy Act, and requires the municipal clerk to make Form 4 available on a website and;

WHEREAS there has been concern expressed about those who hold public office and those who support them that they have been the subject of unnecessary attention and excessive scrutiny and;

WHEREAS the requirement to publish the personal home address of donors to specific candidates may discourage individuals from engaging in the democratic process to elect municipal and school board politicians;

THEREFORE, BE RESOVLED THAT the Council of the Municipality of Wawa calls on the Minister of Municipal Affairs and Housing for the Province of Ontario to protect the privacy of candidates and donors by removing the requirement for their street name, number and postal code to be listed on publicly available forms and;

p.2...



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

FURTHER THAT for verification purposes, the addresses of all candidates and all donors over \$100.00 be submitted to the municipal clerk on separate forms that are protected by the Municipal Freedom of Information and Protection of Privacy Act and will not be published and;

FINALLY THAT this resolution be forwarded to the Area Members of Provincial Parliament, the Association of Municipalities of Ontario, the Association of Municipal Clerks and Treasurers of Ontario, the Ontario Public School Boards' Association, the Ontario Catholic School Trustees' Association, and all Ontario municipalities.

RESOLUTION RESULT		RECORDED VOTE		
<input checked="" type="checkbox"/>	CARRIED	MAYOR AND COUNCIL	YES	NO
<input type="checkbox"/>	DEFEATED	Mitch Hatfield		
<input type="checkbox"/>	TABLED	Cathy Cannon		
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Mitch Hatfield		
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	Jim Hoffmann		
<input type="checkbox"/>	WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR – MELANIE PILON	CLERK – MAURY O'NEILL



La Corporation du canton de Moonbeam
 53, St-Aubin Avenue, C.P. 330
 Moonbeam, ON P0L 1V0
 TEL (705)-367-2244 FAX (705)-367-2610
moonbeam@moonbeam.ca

LA CORPORATION DU CANTON DE MOONBEAM RÉSOLUTION

NUMÉRO: 075-2023
DATE: Le 11 mai 2023
PROPOSÉE PAR: Nadine Morin
APPUYÉE PAR: Jacques Della-Pieta

Que le Conseil du Canton de Moonbeam reçoive la correspondance de la municipalité d'Howick, concernant les élections des commissions scolaires; et

Que le conseil appuie la résolution adoptée par le conseil du canton de Petrolia pour demander que les conseils scolaires deviennent responsables de la conduite de leurs propres élections d'administrateurs ou, au minimum, que les municipalités soient rémunérées par les conseils scolaires pour superviser ces élections d'administrateurs ; et

Que le personnel transmette cette résolution à l'honorable Stephen Lecce, ministre de l'Éducation, et à tous les conseils municipaux de l'Ontario.

/ **That** the Council of the Township of Moonbeam receives the correspondence from the Town of Howick, regarding School Board Elections; and

That Council supports the Resolution passed by the Township of Petrolia Council to request that School Boards become responsible for conducting their own Trustee elections, or at a minimum, municipalities be compensated by the School Boards for overseeing such Trustee elections; and

That Staff forward this Resolution to the Honourable Stephen Lecce, Minister of Education, and to all Ontario Municipal Councils.

Adoptée Rejetée Différéé

Éric Côté

Président

Vote enregistré demandé par:

Nom	Oui	Non
Côté, Éric		
Della-Pieta, Jacques		
Gibson Demers, Jessica		
Le Saux Néron, Hélène		
Morin, Nadine		

Certifiée par: Biggitté
Greffière

Constitution for the Community Schools Alliance

(As Amended August 9, 2022)

1. NAME OF THE ORGANIZATION

The name of the organization is the Community Schools Alliance.

2. MISSION STATEMENT

The Community Schools Alliance is a non-profit organization committed to working with the Ontario Ministry of Education, municipalities and school boards to achieve a collaborative process that results in democratically determined decisions regarding education infrastructure. Such decisions should be based on principles that consider the broad impact, including but not limited to both social and fiscal effects, of any changes to the infrastructure on students and their community

3. GOALS

- a. Students will have the opportunity to be educated in their home community.
- b. All school boards and municipalities must work together to build creative partnerships that allow community resources and services to be delivered in conjunction with education.
- c. When surplus space develops in a school, the school board and the municipality must work together to identify community uses for the space before considering closure of the school.
- d. The input of students, parents, the host municipality and the community to the student accommodation review process used by school boards must be considered.
- e. The provincial government's formula for funding public education must recognize the critical value of schools to the local economy and the social fabric in rural and northern Ontario communities.

4. MEMBERSHIP

- a. Every municipality in Ontario will have the opportunity to become a member of the organization by submitting the required fee with an application.
- b. Other individuals and bodies, including municipal organizations, may become members of the organization with the approval of the Executive Committee and upon payment of the required fee. However the membership fee shall be waived for an individual who is elected to the Executive Committee if the individual resides in a municipality that has paid its required membership fee but the individual has ceased to be an elected official of the municipal council.

5. EXECUTIVE COMMITTEE

- a. The affairs of the organization shall be controlled and managed by the Executive Committee. Subject to the terms of this constitution and to the resolutions of members adopted in the Annual Meeting, the Executive Committee may exercise all the powers of the organization.
- b. All members of the Executive Committee shall be members of the organization or elected officials of member municipalities.
- c. The Executive Committee shall comprise at least seven (7) but not more than thirteen (13) members and will consist of the following:
 - i. Chair;
 - ii. Vice-Chair;
 - iii. Secretary-Treasurer;
 - iv. A minimum of four (4) other persons.
- d. The initial Executive Committee shall be established by the first members of the organization referenced in 4.a. above.
- e. The term of office for the members of the initial Executive Committee shall extend until the next Annual Meeting but the members shall be eligible for re-election.

- f. At the first Annual Meeting of the Community Schools Alliance, eleven members shall be elected to the Executive Committee.
- g. At the first meeting of the Executive Committee following the first Annual Meeting, Executive Committee members shall identify four (4) members who shall serve a one-year term, four (4) members who shall serve a two-year term and three (3) members who shall serve a three-year term.
- h. Subsequent members of the Executive Committee shall be elected for a three-year term at an Annual Meeting.
- i. The Chair, Vice-Chair and Secretary-Treasurer shall be elected by the members of the Executive Committee following the Annual Meeting.
- j. Should a position on the Executive Committee become vacant, the remaining members of the Executive Committee may appoint a person to fill the vacancy and that person shall hold office for the balance of the term but shall be eligible for re-election.
- k. The office of an Executive Committee member shall become vacant if a member:
 - i. resigns;
 - ii. becomes unfit and/or incapable of acting as such;
 - iii. ceases to be a member of the organization;
 - iv. is removed by the Executive Committee by a resolution adopted by at least two-thirds (2/3) of its members.
 - v. misses three consecutive meetings.
- l. Meetings of the Executive Committee shall be convened by the Chair on not less than ten (10) days' notice to members of the Committee.
- m. Quorum for meetings of the Executive Committee shall be a majority of the members of the Committee.
- n. Whenever possible, meetings of the Executive Committee shall be by conference call or by videoconference.

6. ANNUAL MEETINGS

- a. Whenever possible, Annual Meetings of the organization shall be held in conjunction with the Annual General Meetings of the Association of Municipalities of Ontario.

- b. Annual Meetings shall be convened by the Chair on not less than twenty-one (21) days' notice to all members of the organization. The notice shall state the date, time and place of the meeting and, in broad terms, the business to be transacted at the meeting.
- c. The business of an Annual Meeting shall include:
 - i. the presentation and adoption of the Annual Report of the Chair;
 - ii. the consideration of the Annual Financial Statement for the preceding calendar year;
 - iii. the election of members to serve on the Executive Committee;
 - iv. other matters as may be considered appropriate.
- d. All members of the organization and all elected officials of member municipalities in good standing shall be eligible to vote at an Annual Meeting.
- e. All voting at an Annual Meeting shall be by show of hands except for the election of members of the Executive Committee which shall be by ballot.

7. FINANCIAL MATTERS

- a. An account in the name of the Community Schools Alliance shall be held by the Association of Municipalities of Ontario.
- b. All monies received by the organization shall be deposited in the abovementioned account.
- c. All expenditures shall be made by the Association of Municipalities of Ontario on the recommendation of the Chair and/or the Secretary Treasurer.
- d. The organization's financial year shall be the calendar year.
- e. The Secretary Treasurer shall prepare an annual budget for the Community Schools Alliance and shall see to the general administration of the budget.
- f. The Secretary Treasurer shall prepare an Annual Financial Statement for each financial year. The Annual Financial Statement shall include a statement of income and expenditure.

- g. All expenditures shall require the authorization by the Executive Committee and will be used to promote the objectives of the organization.
- h. No portion of the income of the organization shall be paid to any person or to any member of the organization or the Executive Committee except as:
 - i. reasonable compensation for services actually rendered to the organization;
 - ii. reimbursement of actual costs or expenses reasonably incurred on behalf of the organization.

8. MEMBERSHIP FEES

The Executive Committee shall determine the required annual membership fees for individuals, municipalities, municipal organizations and other bodies.

9. AMENDMENT OF THE CONSTITUTION

- a. This Constitution may be amended by a resolution of two-thirds (2/3) of the members present at an Annual Meeting.
- b. At least twenty-one (21) days' notice prior to the Annual Meeting stating the nature of the resolution to be proposed must be given to all members of the organization.

Presentation to the Standing Committee on Social Policy

Tuesday, May 9, 2023

Bill 98

Mr. Chair and members of the Committee. Good afternoon. My name is Doug Reycraft and I am appearing before you as the chair of the Executive Committee of the Community Schools Alliance. Thank you for the opportunity to address the Standing Committee on Social Policy today.

The Community Schools Alliance was founded in 2009 and has been active since that time. Our goals as stated in our constitution include having students offered the opportunity to be educated in their home community and to have school boards and municipalities work together to build partnerships that allow community resources and services to be delivered with education in joint-use facilities. There is much in the Better Schools and Student Outcomes Act that is consistent with these goals.

We were pleased to hear Minister Lecce's words about joint-use projects in his opening remarks in the debate on Bill 98. We fully agree that there is great benefit to a community, large or small, if a school board and a municipality can collaborate on building and operating a school and a community centre or recreation facility together instead of doing them in silos. We applaud the proposed amendment of the Education Act to require school boards to collaborate with municipalities to facilitate early and integrated planning for schools to meet current and future needs. That collaboration is already recommended by the Ministry's Community Planning and Partnerships Guideline announced in 2015. However, compliance with that Guideline has been inconsistent. Inserting the requirement into legislation and regulation will improve consistency.

The catalyst for the creation of the Community Schools Alliance was the widespread closure of schools in rural areas of the province around 2008. From its very beginning, the Alliance advocated strenuously for a moratorium on school closures, for changes to the Pupil Accommodation Review Guideline and for changes to the 'funding formula' to better address the needs of small schools in rural and northern Ontario.

Our Alliance welcomed the moratorium that was announced in June, 2017 and we appreciate that the government has maintained it. It has spared communities and students in rural and northern Ontario the turmoil and stress that results from the announced intention to close their school.

We also welcomed the opportunity to be very involved in the thorough consultation conducted to improve the Pupil Accommodation Review Guideline in 2017 and 2018. School boards develop their accommodation review and school closing policies using that provincial Guideline. That consultation concluded with the announcement of a new Guideline in April, 2018. Meanwhile, the moratorium remains in place and we were very pleased to hear Minister Lecce say in his opening remarks of the debate of Bill 98 “that it will stay in place until we have resolved long-standing concerns around the economic impacts of closing a school in a small town of this province”.

We recognize that the per pupil costs of operating a small school are greater than for a large one. There are several factors that make it impossible for certain economies of scale to be realized in small schools, regardless of whether they are full or under-utilized. Because of that, small schools been favourite targets of boards trying to downsize their total number of schools.

That reality will be somewhat mitigated by the Rural and Northern Education Fund. This fund, originally \$20 million and now up to \$21.6 million annually, was introduced at the same time as the announcement of the moratorium in 2017. It provides supplementary funding for school boards according to the number of schools each has that qualify under the formula for the Fund. Boards are required to use the RNEF funding to improve education results for students from rural and northern communities. In my own Board, the Thames Valley District, it has allowed extra staffing for at least three small secondary schools, each of which is the only secondary school in its town. The extra staffing permits those schools to provide a greater range of course options to satisfy the needs of their students. The Community Schools Alliance continues to advocate for a significant increase in the Fund to allow the qualifying schools across the province to enhance their program even more.

Much of the debate on Second Reading of Bill 98 addressed the 2023-24 funding of education recently announced by the Ministry of Education. The CSA shares the concern of the Official Opposition at Queen’s Park, school board associations and teachers’ unions that the increase in education grants will fall well short of the costs of inflation during the next school year. Failure to keep school board funding whole at a time of relatively high inflation will increase the pressure to close schools if and when the moratorium on school closures is ended. History tells us that the future existence of small schools in rural and northern Ontario will once again be at risk. Increasing the Rural and Northern Education Fund will help to mitigate that risk.

Thank you again for the opportunity to address the Committee today.

Nomination Form 2023

Executive Committee of the Community Schools Alliance

Candidates must be either (a) an elected member of the council of a municipality that has joined the Community Schools Alliance or (b) an individual who holds a personal membership in the Alliance as of July 1, 2022.

Nominee's Name (as it is to appear on the ballot):

Nominee's Municipality (if applicable):

Civic Address including postal code:

Email address: _____

Telephone: _____

I, the Nominee named in this Nomination Form, do hereby consent to such nomination and declare that I am qualified to be elected to the Executive Committee of the Community Schools Alliance.

Signature of Nominee and date:



City of Stratford
Corporate Services Department
Clerk's Office
City Hall, P. O. Box 818
Stratford, Ontario N5A 6W1
Tel: 519-271-0250, extension 5237
Email: clerks@stratford.ca
Website: www.stratford.ca

April 17, 2023

Via email: ltcminister@ontario.ca

Ministry of Long-Term Care
6th Floor, 400 University Avenue
Toronto, ON M5G 1S5

Dear Hon. Paul Calandra:

Re: Resolution – Use of Long-Term Care Funding to Support Community Care Services

At their April 11, 2023 Regular Council meeting, Stratford City Council adopted the following resolution requesting the provincial government to support community driven home care services through the redirect of ministry beds in abeyance funding:

THAT staff be requested to send a letter to the provincial government to endorse the redirect of current ministry beds in abeyance funding towards the support of community care services.

We kindly request your support and endorsement.

Sincerely,

Chris Bantock

Chris Bantock
Deputy Clerk

cc: Premier Doug Ford
Matthew Rae, MPP
Association of Municipalities of Ontario
All Ontario municipalities

Sent by Email

May 29, 2023

The Honourable Doug Ford
Premier of Ontario
Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
premier@ontario.ca

Subject: Re: Resolution – Use of Long-Term Care Funding to Support Community Care Services
Corr. 24-23
File: A-1400

The Council of The Corporation of the City of Pickering considered the above matter at a Meeting held on May 23, 2023 and adopted the following resolution:

1. That Corr. 24-23 from Chris Bantock, Deputy Clerk, City of Stratford, dated April 17, 2023, regarding Resolution – Use of Long-Term Care Funding to Support Community Care Services, be received and endorsed; and,
2. That a copy of this Resolution be forwarded to The Honourable Premier Doug Ford, The Honourable Paul Calandra, Minister of Long-Term Care, Matthew Rae, Member of Provincial Parliament, Perth-Wellington, The Honourable Peter Bethlenfalvy, Member of Provincial Parliament, Pickering-Uxbridge, the Association of Municipalities of Ontario (AMO), and all Ontario Municipalities.

A copy of the original correspondence is attached for your reference.

Should you require further information, please do not hesitate to contact the undersigned at 905.420.4660, extension 2019.

Yours truly,



Susan Cassel
City Clerk

SC:am

Encl.

Copy: The Honourable Paul Calandra, Minister of Long-Term Care
 The Honourable Peter Bethlenfalvy, Member of Provincial Parliament, Pickering-
 Uxbridge
 Matthew Rae, Member of Provincial Parliament, Perth-Wellington
 Chris Bantock, Deputy Clerk, City of Stratford
 The Association of Municipalities of Ontario (AMO)
 All Ontario Municipalities
 Chief Administrative Officer



City of Stratford
Corporate Services Department
Clerk's Office
City Hall, P. O. Box 818
Stratford, Ontario N5A 6W1
Tel: 519-271-0250, extension 5237
Email: clerks@stratford.ca
Website: www.stratford.ca

April 17, 2023

Via email: ltcminister@ontario.ca

Ministry of Long-Term Care
6th Floor, 400 University Avenue
Toronto, ON M5G 1S5

Dear Hon. Paul Calandra:

Re: Resolution – Use of Long-Term Care Funding to Support Community Care Services

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We kindly request your support and endorsement.

Sincerely,

Chris Bantock

Chris Bantock
Deputy Clerk

cc: Premier Doug Ford
Matthew Rae, MPP
Association of Municipalities of Ontario
All Ontario municipalities



4800 SOUTH SERVICE RD.,
BEAMSVILLE, ON L3J 1L3
905-563-2799

May 10, 2023

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Sent via email: premier@ontario.ca

Dear Honourable Doug Ford:

RE: Town of Lincoln Council Resolution – Municipal Heritage Register

Please be advised that Council of the Corporation of the Town of Lincoln at its Council Meeting held on May 8, 2023, passed the following motion:

Resolution Number: RC-2023-58

Moved by: Councillor Lynn Timmers; Seconded by Councillor JD Pachereva

WHEREAS the Municipal Heritage Register is an important tool for the recognition, preservation and protection of cultural heritage properties within the Town of Lincoln and throughout the Province of Ontario;

AND WHEREAS the Municipal Heritage Register allows municipalities to regulate demolition on properties protected under section 27 of the Ontario Heritage Act, to allow for evaluation of potential heritage value or significance, thereby ensuring that their potential cultural heritage value is preserved for future generations;

AND WHEREAS listing a property on the Municipal Heritage Register recognizes a property's potential cultural heritage value, and is generally less complex, time-consuming, and economically burdensome to local municipalities than pursuing the designation of a property as outlined within the existing process, which requires extensive research and documentation;

AND WHEREAS the new legislative requirements of the Ontario Heritage Act associated with Bill 23 mandate assessment of all properties on the

Municipal Heritage Register within two years, resulting in need for an unreasonable amount of resources and major budget implications for a local municipality within the short 2-year timeline;

AND WHEREAS the Town of Lincoln has 247 listed properties on the Municipal Heritage Register; and

AND WHEREAS the new requirement to remove the listed property after 2 years leaves resources exposed, and unprotected for up to 5 years;

THEREFORE, BE IT RESOLVED that the Council of the Town of Lincoln addresses this resolution to the government of the Province of Ontario, affirming the importance of the Municipal Heritage Register and its role in preserving the cultural heritage of municipalities throughout the Province;

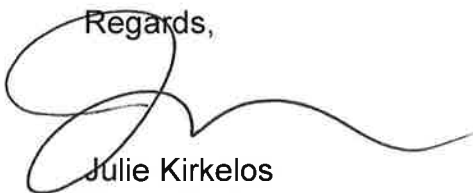
BE IT FURTHER RESOLVED that this Council of the Town of Lincoln encourages the government of the Province of Ontario to maintain the previous provisions of Section 27 of Ontario Heritage Act which promote the retention and expansion of the Municipal Heritage Register, keeping listed properties on the registry indefinitely, rather than for a maximum of 2 years in order to provide adequate time for the municipality to consider the heritage value of properties and, if necessary, initiate the designation process, before they may be demolished, and allowing properties to be re-listed within an unlimited timeframe; and

BE IT FURTHER RESOLVED that this Council of the Town of Lincoln circulate this resolution to the municipalities of Ontario for endorsement and circulation to the Province.

CARRIED

If you have any questions, please do not hesitate to contact the undersigned.

Regards,



Julie Kirkelos
Town Clerk
jkirkelos@lincoln.ca

JK/dp

c.c. All Municipalities of Ontario



ZONING BY-LAW AMENDMENT NOTICE OF PASSING

The Decision:

In consideration of all written and oral submissions made relating to the subject Zoning By-law Amendment, the Municipality of Grey Highlands Council has made a decision regarding an application to amend Comprehensive Zoning By-law 2004-50. The amendment has been considered under the requirements of the *Planning Act RSO 1990 c.P.13* and applicable regulations. The purpose of this notice is to make you aware of Council's decision on the matter.

By-Law Number: 2023-055
Date of Passing: Wednesday May 3, 2023
Last Date of Appeal: Sunday May 28, 2023

The Proposal:

File Number: Z06.2022

The subject application concerns lands municipally know as 775309 Highway 10 and legally described as PT LT 95, 96, AND 97, CONCESSION 1 NETSR; MUNICIPALITY OF GREY HIGHLANDS, FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF ARTEMESIA. (Roll No: 420818000100300).

The purpose of this application is to amend the Municipality's Zoning By-law 2004-50 to rezone the subject property to a combination of Residential (R-470-h and R-472-h), Residential Multiple (RM-471-h), Open Space (OS-473), Hazard (H and H-474). The site-specific provisions R, RM, and OS provisions permit unique minimum lot area and frontage requirements. The H-474 zone recognizes a unique archeological feature within the Hazard area.

This zoning amendment permits the uses that are directed by the Official Plan and that relate to OP01.2022.

A copy of the By-law and key map are attached.



ZONING BY-LAW AMENDMENT NOTICE OF PASSING

Your Rights to Appeal:

A notice of appeal must:

- Be filed with the clerk of the municipality
- Set out the reasons for the appeal, and
- Be accompanied by the fee required by the Ontario Land Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information on making an appeal, please visit:

<https://olt.gov.on.ca/>.

For More Information:

Visit our website:

<https://greyhighlands.civicweb.net/filepro/documents/284195/>

Contact the Planning Department:

Phone: 519-986-1216 x228

Email: planning@greyhighlands.ca

Website: www.greyhighlands.ca

To request this information in an alternative format or to obtain additional assistance in acquiring the information needed email communications@greyhighlands.ca or call 519-986-2811 ext. 111

This notice dated: May 8, 2023

The Corporation of the Municipality of Grey Highlands

By-law No. 2023-055

Being a By-law to amend the Municipality of Grey Highlands Comprehensive Zoning By-law No. 2004-50 related to application Z06.2022;

Whereas, the Council of the Corporation of the Municipality of Grey Highlands deems it in the public interest to pass a By-law to amend By-law No. 2004-50; and

Whereas, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, By-laws may be amended by Councils of Municipalities;

Now Therefore the Council of the Municipality of Grey Highlands hereby enacts as follows:

1. That By-law No. 2004-50 is hereby amended by affecting the lands described as Part of Lots 95, 96, and 97, Concession 1 NETSR, Municipality of Grey Highlands, formerly in the geographic Township of Artemesia as shown on Schedule "A" attached hereto.
2. That Schedule "B-1" of By-law 2004-50 be hereby amended to rezone the subject property to a combination of Residential (R-470-h and R-472-h), Residential Multiple (RM-471-h), Open Space (OS-473), Hazard (H and H-474) as per the attached Schedule "A". The H-474 Zone shall only apply to the small H area surrounding the "H-474" label on Schedule "A".
3. That section 16 of By-law 2004-50 be amended to add the following subsections:
 - 3.1 16.470 The following provisions shall apply in the R-470 Zone:
 - i. The zone provisions of the Residential Zone shall prevail except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail.
 - ii. The following lot development provisions shall apply:

Zones Standard	R (singles)
Min. lot area (m2)	300
Max. lot coverage (m)	55%
Min. lot frontage (m)	10.0
Min. front yard (m)	7.0
Min. exterior side yard (m)	3.0
Min. interior side yard (m)	1.2
Min. rear yard (m)	6.0
Max. height (m)	11.0

- iii. Notwithstanding any provision in this by-law to the contrary, the minimum rear yard setback for a deck shall be 3 metres.
 - iv. The holding provision shall prohibit the issuance of building permits for the subject lands such time that water and wastewater capacity are formally allocated for the proposed development. The holding provision may be lifted from a portion of the subject lands in alignment with whichever lots Council has allocated water and wastewater capacity to.

3.2 16.471 The following provisions shall apply in the RS-471 Zone:

- i. The zone provisions of the Residential Multiple Zone shall prevail except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail.
- ii. The following lot development provisions shall apply:

Zones Standard	RM (towns)
Min. lot area (m ²)	180
Max. lot coverage (m)	55%
Min. lot frontage (m)	6.0
Min. front yard (m)	7.0
Min. exterior side yard (m)	3.0
Min. interior side yard (m)	1.2
Min. rear yard (m)	6.0
Max. height (m)	11.0

- iii. The standard special provisions of the RM zone shall not apply.
- iv. Notwithstanding any provision in this by-law to the contrary, the minimum rear yard setback for a deck shall be 3 metres.
- v. Notwithstanding any provision in this by-law to the contrary, a row of connected townhouse units may span a maximum of 8 consecutive lots.
- vi. Notwithstanding the minimum interior side yard setback requirement of 1.2 m, the common wall of semi-detached and townhouse dwellings may be centred on the mutual lot line.
- vii. The holding provision shall prohibit the issuance of building permits for the subject lands such time that water and wastewater capacity are formally allocated for the proposed development. The holding provision may be lifted from a portion of the subject lands in alignment with whichever lots Council has allocated water and wastewater capacity to.

3.3 16.472 The following provisions shall apply in the R-472 Zone:

- i. The provisions of the R-470 zone shall apply for single-detached dwellings.
- ii. The provisions of the RM-471 zone shall apply for townhouses.

3.4. 16.473 The following provisions shall apply in the OS-473 Zone:

- i. The zone provisions of the Open Space Zone shall prevail except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail.
- ii. Notwithstanding the minimum lot frontage requirement of the OS Zone, the minimum required lot frontage shall be 5 metres.

3.5. 16.474 The following provisions shall apply in the H-474 Zone:

- i. The zone provisions of the Hazard Zone shall prevail except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail.

4. Schedule "A" and all other notations thereon are hereby declared to form part of this By-law.

5. If no notice of appeal is filed under section 34(19) of the Planning Act within the time allowed for an appeal, this by-law shall come into force and take effect upon being passed by Council and upon the final approval of By-law 2023-027 by the County of Grey, which is a by-law adopting the related official plan amendment application OP01.2022.

5.1 The Ontario Land Tribunal shall determine when and if this by-law shall come into full force and take effect if a notice of appeal is filed under section 34(19) of the Planning Act within the time allowed for an appeal.

Read a first, second and third time, and finally passed on May 03 2023.

The Corporation of the
Municipality of Grey Highlands

Original Signed By

Paul McQueen, Mayor

Original Signed By

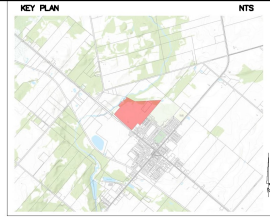
Raylene Martell, Municipal Clerk

Status: Passed

SCHEDULE A
BY-LAW No. 2023-055
AMENDING BY-LAW No. 2004-50







MUNICIPALITY OF GREY
HIGHLANDS

DATE PASSED: May 3, 2023



SIGNED: _____
PAUL McQUEEN, MAYOR

_____ RAYLENE MARTELL, CLERK

Legend	
	Residential-470-h
	Residential Multiple-471-h
	Residential-472-h
	Open Space-473
	Hazard
	Hazard-474



County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

RECEIVED
MAY 15 2023

May 12, 2023

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: April 11, 2023

FILE NO. B36-23

APPLICANT

Floyd & Loreen Martin
211209 Baseline Road
RR#3
Clifford N0G 1M0

LOCATION OF SUBJECT LANDS

Town of Minto
Part Lot 12
Concession 17

Proposed severance is 70.7m frontage x 171.3m = 1.2 hectares, existing agricultural parcel for proposed church and cemetery.

Retained parcel is 40.1 hectares with 527m frontage, existing and proposed agricultural use with existing dwelling and barns.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

June 28, 2023

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to **attend** the public meeting to consider the application, please request to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

- Local Municipality – Minto County Planning Conservation Authority – Saugeen Valley
- Neighbouring Municipality – West Grey
- Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 4,960
Fee Received: April 11/23
File No. B36-23
Accepted as Complete on: April 11/23

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) or Purchaser: FLOYD AND LOREEN MARTIN
Address: 211209 BASELINE ROAD
RR#3 CLIFFORD NOG IMO
Phone No. 519-323-3957 Email: /

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser): ELVIN MARTIN
596A 14th LINE
RR#3 CLIFFORD NOG IMO
Phone No. 519-332-3648 Email: /

(c) Name and Address of Owner's Authorized Agent: GREG FORD
WILSON - FORD SURVEYING - ENGINEERING
120 KING ST EAST, MOUNT FOREST NOG 2LO
Phone No. 519-323-2451 Email: greg@wilsonford.ca

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [] APPLICANT [x] AGENT [x]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER [] APPLICANT [x] AGENT []

(f) Number of Certificates Requested 1 (Please see information pages)

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL [x] AGRICULTURAL [] URBAN RESIDENTIAL [] COMMERCIAL/INDUSTRIAL []

OR
EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] CANCELLATION []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

4. (a) Location of Land in the County of Wellington:

Local Municipality: TOWN OF MINTO

Concession 17 Lot No. 12

Registered Plan No. _____ Lot No. _____

Reference Plan No. — Part No. —

Civic Address 9810 BASELINE ROAD

(b) When was property acquired: MARCH 31, 2009 Registered Instrument No. WC240613

5. Description of Land intended to be SEVERED:

Metric [] Imperial []

Frontage/Width 70.7 m +/- AREA 1.2 ha +/-

Depth 171.3 m +/- Existing Use(s) AGRICULTURAL

Existing Buildings or structures: ∅

Proposed Uses (s): CHURCH AND CEMETERY

Type of access (Check appropriate space)

Existing []

Proposed []

- Provincial Highway
- County Road
- Municipal road, maintained year round
- Municipal road, seasonally maintained
- Easement

- Right-of-way
- Private road
- Crown access road
- Water access
- Other

Type of water supply - Existing [] Proposed [] (check appropriate space)

- Municipally owned and operated piped water system
- Well [individual [communal] ∅
- Lake
- Other

Type of sewage disposal - Existing [] Proposed [] (check appropriate space)

- Municipally owned and operated sanitary sewers
- Septic Tank (specify whether individual or communal): ∅
- Pit Privy
- Other (Specify): _____

6. Description of Land intended to be **RETAINED**:

Metric []

Imperial []

Frontage/Width 409.9 m +/- AREA 40.1 ha +/-

Depth 456.3 m +/- Existing Use(s) FARM

Existing Buildings or structures: SHEDS (HOG, BUCKLE, CATTLE)

Proposed Uses (s): NO CHANGE

Type of access (Check appropriate space)

Existing []

Proposed []

- | | |
|---|--|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> County Road | <input type="checkbox"/> Private road |
| <input checked="" type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained | <input type="checkbox"/> Water access |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Other |

Type of water supply - Existing [] Proposed [] (check appropriate space)

- Municipally owned and operated piped water system
 Well [individual [] communal]
 Lake
 Other

Type of sewage disposal - Existing [] Proposed [] (check appropriate space)

- Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): _____
 Pit Privy
 Other (Specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [] NO []

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES [] NO []

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO []

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [] NO []

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO []

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO []

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO []

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO []

15. Is there a noxious industrial use within 500 meters [1640']? YES [] NO []

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO []

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [✓]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [✓]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [✓] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [✓] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [✓] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [✓] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a resubmission of a previous application? YES [] NO [✓]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [✓] NO []

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

EASEMENT TO TOWN OF MINTO: NOV 2, 2006 AS IN PART 6 ON PLAN CIR-10271; HOLDING SHOW

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [✓] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [✓]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

26. a) Indicate the existing County Official Plan designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

SECONDARY AGRICULTURAL - PERMITS COMMUNITY SERVICE FACILITIES
SUCH AS CHURCHES AND CEMETERIES

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO []

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? A-40 (81-LAW 2023-005) AGRICULTURAL EXCEPTION

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO []

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____

b) has an application been made for a minor variance?
YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO []

If the answer is YES, please provide a copy of the relevant instrument.
 For mortgages just provide complete name and address of Mortgagee. TD. Mountforest Dylan 519 261 0560

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. **Type of Farm Operation** conducted on these subject lands:

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands**

Severed Width _____ Length _____ Area _____ Use _____
 Width _____ Length _____ Area _____ Use _____

Retained Width _____ Length _____ Area _____ Use _____
 Width _____ Length _____ Area _____ Use _____

33. **Manure Storage Facilities** on these lands:

DRY		SEMI-SOLID		LIQUID (HOGS) <input checked="" type="checkbox"/>	
Open Pile [<input checked="" type="checkbox"/>]		Open Pile []		Covered Tank [<input checked="" type="checkbox"/>]	
Covered Pile []		Storage with Buck Walls []		Aboveground Uncovered Tank []	
				Belowground Uncovered Tank []	
				Open Earth-sided Pit []	

34. Are there any drainage systems on the retained and severed lands?

YES [] NO []



Type	Drain Name & Area	Outlet Location
Municipal Drain [<input type="checkbox"/>]		Owner's Lands [<input type="checkbox"/>]
Field Drain [<input type="checkbox"/>]		Neighbours Lands [<input type="checkbox"/>]
		River/Stream [<input type="checkbox"/>]

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES [] NO []

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form? Please refer to instruction page.

YES [] NO []

If yes, please indicate the person you have met/spoken to: _____

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.
6. Some municipalities may require the applicant to complete a pre-consultation prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

OWNER'S/PURCHASER'S AUTHORIZATION:

The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we) FLOYD AND LOREEN MARTIN the Registered Owners/Purchasers of
PIN 71019-0042 (LT) Of the TOWN OF MINTO in the
County/Region of WELLINGTON severally and jointly, solemnly declare that
ELVIN MARTIN

Is authorized to submit an application for consent on my (our) behalf.

Floyd Martin Loreen Martin

Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) ELVIN MARTIN of the
TOWN OF MINTO In the County/Region of
WELLINGTON Solemnly declare that all

the statements contained in this application for consent for (property description) PIN 71019-0042 (LT)

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Elvin Martin
Town Of _____ (Owner/Purchaser or Applicant)
Minto In the _____
County/Region of Wellington
This 3 day of April 2023 _____ (Owner/Purchaser or Applicant)

[Signature] _____
Commissioner of Oaths Printed Commissioner's, etc. Name
County of Wellington LAND DIVISION FORM - SEVERANCE Revised April 2022

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, FLORENCE LOREEN MARTIN, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Florence Loreen Martin
Signature of Owner/Purchaser/Applicant/Agent(s)

April 1 2023
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2170

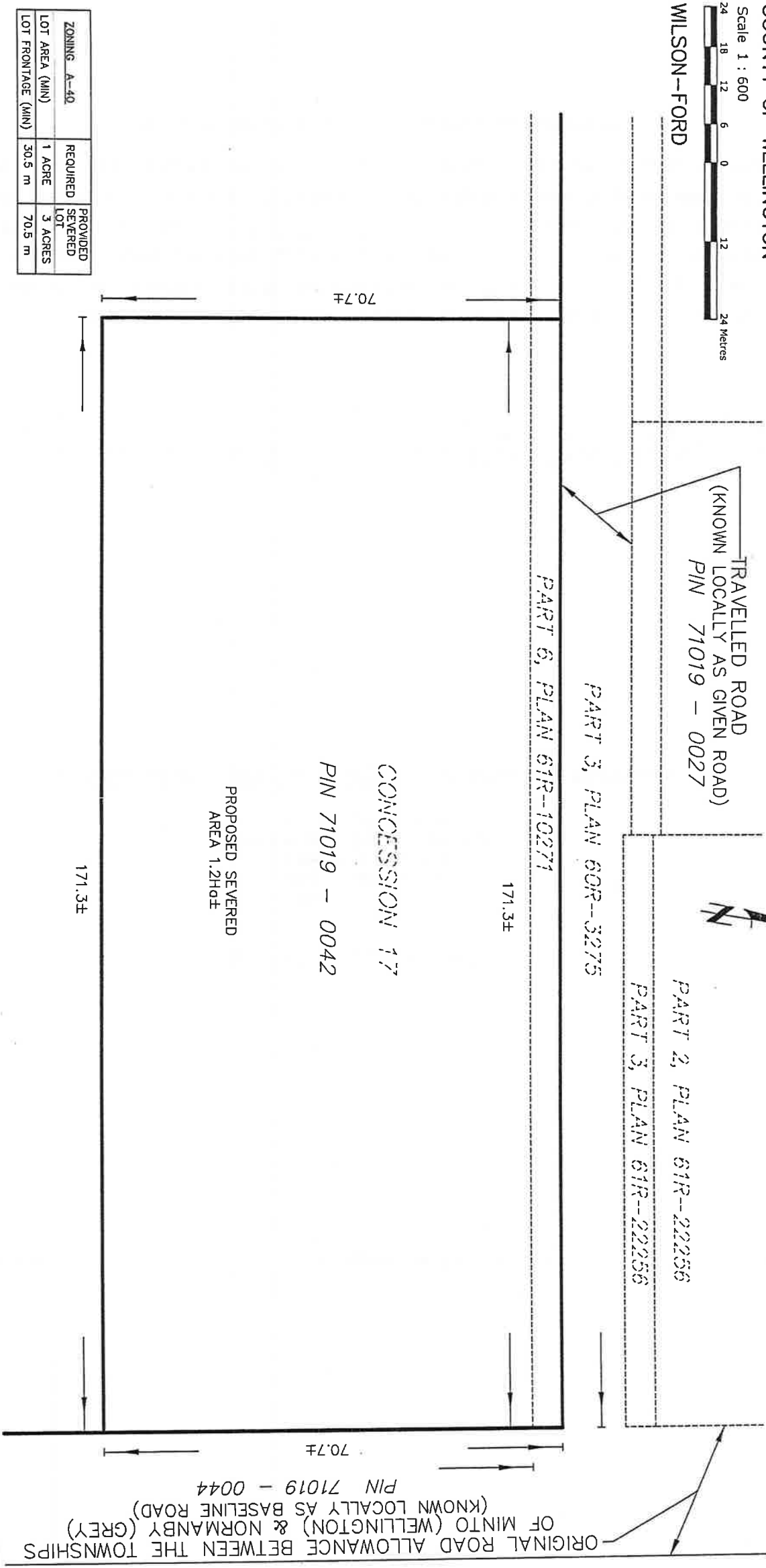
(GEOGRAPHIC TOWNSHIP OF MINTO)
TOWN OF MINTO

COUNTY OF WELLINGTON

Scale 1 : 600



WILSON--FORD



PROPOSED SEVERED
AREA 1.2H0±

CONCESSION 17
PIN 71019 - 0042

ZONING	REQUIRED	PROVIDED
A-40	1 ACRE	3 ACRES
LOT AREA (MIN)	30.5 m	70.5 m
LOT FRONTAGE (MIN)		

CAUTION

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NOTES:

CIVIC ADDRESS:
9810 BASELINE ROAD
ZONING: A

NOTES:

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND ARE GEODETIC HAVING BEEN DERIVED FROM GNSS OBSERVATIONS (NAD83 CSRS). DIMENSIONS SHOWN HEREON REPRESENT A COMPILATION OF VARIOUS PLANS AND DEEDS AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

6 APRIL, 2023

GREG FORD, P. ENG. (CIVIL)
ONTARIO LAND SURVEYOR

WILSON - FORD

Surveying & Engineering
120 KING ST. E., Box 294,
MOUNT FOREST ON, N0G 2L0
PHONE: (519)323-2451

PROJECT No.: 23-9848 ELVIN MARTIN

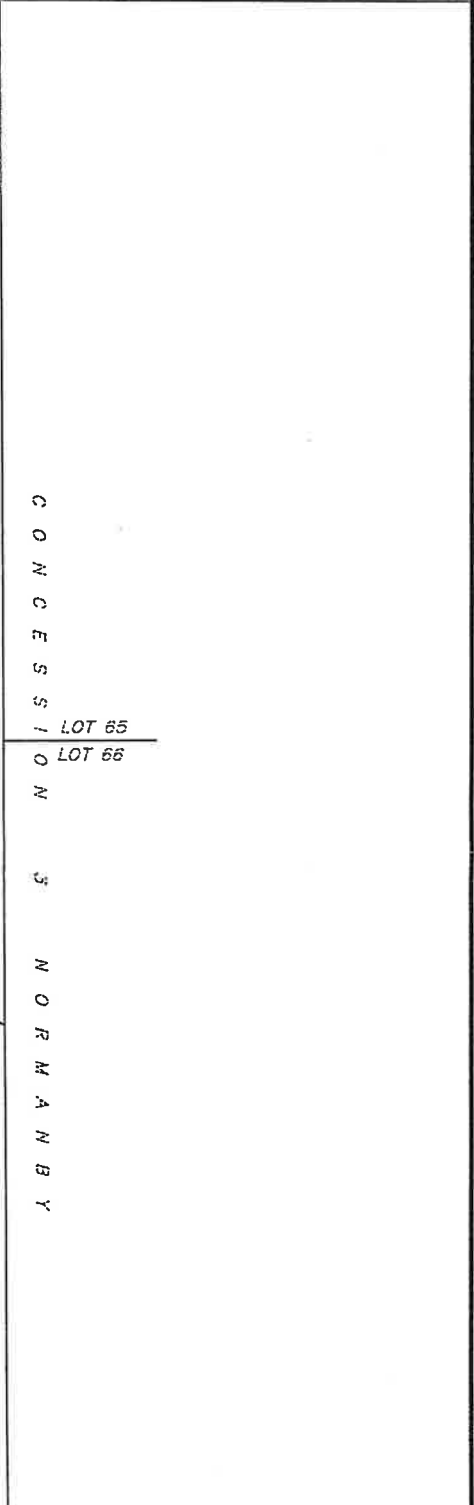
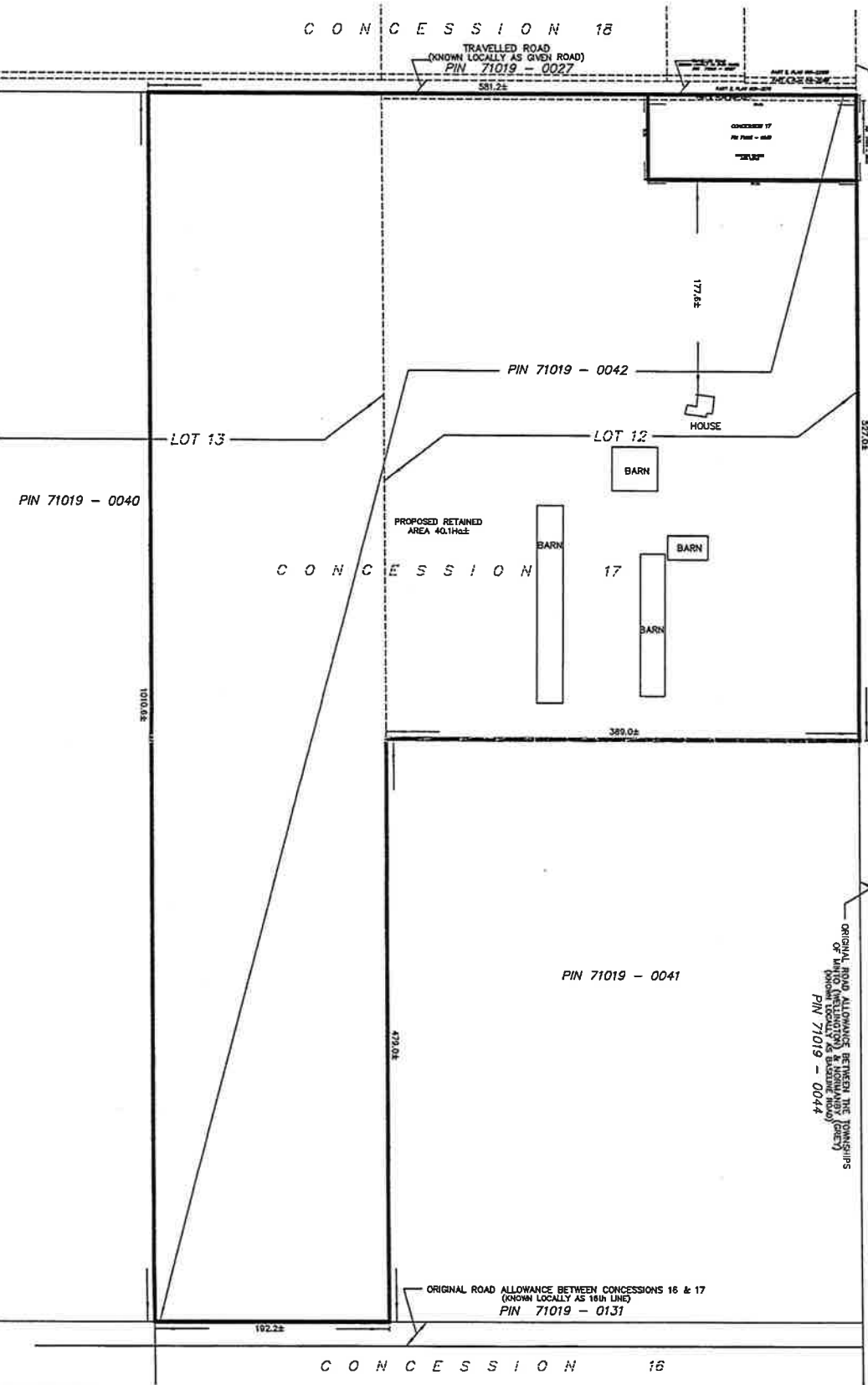
2021.12

SKETCH FOR SEVERANCE APPLICATION
 (GEOGRAPHIC TOWNSHIP OF MINTO)
 TOWN OF MINTO
 COUNTY OF WELLINGTON

KEY PLAN:
 PAGE 1 OF 2



WILSON-FORD



ZONING A-40	REQUIRED	PROVIDED SEVERED LOT
LOT AREA (MIN)	1 ACRE	3 ACRES
LOT FRONTAGE (MIN)	30.5 m	70.5 m

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NOTES:
 CIVIC ADDRESS:
 9810 BASELINE ROAD
 ZONING: A

6 APRIL, 2023

GREG FORD, P.Eng (CIVIL)
 ONTARIO LAND SURVEYOR

WILSON - FORD
 Surveying & Engineering
 120 KING ST. E., Box 294,
 MOUNT FOREST ON, N0G 2L0
 PHONE (519)323-2451

PROJECT No.: 23-9848 ELVIN MARTIN



Planning and Development

595 9th Avenue East, Owen Sound ON N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax 519-376-7970

May 23rd, 2023

Provincial Land Use Plans Branch
13th Floor, 777 Bay St.
Toronto, ON, M7A 2J3
Via email: growthplanning@ontario.ca

Re: County of Grey Comments on Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument.

On behalf of the County of Grey, please find attached a copy of Grey County Staff Reports PDR-PEDAC-19-23, PDR-AAC-20-23, and PDR-CW-21-23 which represents the County of Grey's comments on the Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument. These Reports were presented to their respective Committees on May 4th, and May 11th, 2023, where the following staff recommendations were adopted through resolutions PED03-23, AAC03-23, and CW-75-23 respectively.

PED03-23

- 1. That report PDR-PEDAC-19-23 regarding proposed Bill 97, the '*Helping Homebuyers, Protecting Tenants Act, 2023*' and the proposed update to the Provincial Policy Statement 2023, be received; and**
- 2. That report PDR-PEDAC-19-23 be forwarded on to County Council for their consideration for inclusion in the County of Grey's comments on the 'Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument' posted on the Environmental Registry through posting #019-6813; and**
- 3. That the report be shared with member municipalities having jurisdiction within Grey County; and,**
- 4. That should the revised natural heritage policies be released with a limited commenting timeline, with no ability to prepare a further report for the Planning and Economic Development Advisory Committee, or County Council, that Council consider directing staff to submit comments directly to the province on those updated policies.**

AAC03-23

- 1. That report PDR-AAC-20-23 be received, regarding the proposed update to the Provincial Policy Statement 2023; and**
- 2. That report PDR-AAC-20-23 be forwarded on to County Council for their consideration for inclusion in the County of Grey's comments on the 'Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument' posted on the Environmental Registry through posting #019-6813; and**
- 3. That the report be shared with member municipalities having jurisdiction within Grey County; and**
- 4. That the report be shared with local agricultural stakeholder organizations including the Grey County Federation of Agriculture, Ontario Federation of Agriculture, Christian Farmers, National Farmers Union, and Grey County Agricultural Services; and**
- 5. That should the revised natural heritage policies be released with a limited commenting timeline, with no ability to prepare a further report for the Agricultural Advisory Committee, or County Council, that Council consider directing staff to submit comments directly to the province on those updated policies.**

CW-75-23

- 1. That report PDR-CW-21-23 be received, regarding the proposed update to the Provincial Policy Statement 2023; and**
- 2. That reports PDR-CW-21-23, PDR-PEDAC-19-23, and PDR-AAC-20-23 be forwarded on to the province as the County of Grey's comments on the 'Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument' posted on the Environmental Registry through posting #019-6813; and**
- 3. That should the revised natural heritage policies be released with a limited commenting timeline, with no ability to prepare a further report for County Council, that staff be directed to submit comments directly to the province on those updated policies; and**
- 4. That staff be authorized to proceed prior to County Council approval as per Section 26.6(b) of Procedural By-law 5134-22.**

Thank you for the opportunity to provide comments on this proposed policy review.

Should you have any questions, or require any further information, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in black ink, appearing to read "Scott Taylor", is written over a light yellow rectangular background.

Scott Taylor, MCIP, RPP
Director of Planning
519-372-0219 ext. 1238
scott.taylor@grey.ca

Enclosures: PDR-PEDAC-19-23 Report
PDR-AAC-20-23 Report
PDR-CW-21-23 Report

Cc. (All by email only)
Township of Chatsworth
Township of Georgian Bluffs
Municipality of Grey Highlands
Town of Hanover
Municipality of Meaford
City of Owen Sound
Township of Southgate
Town of The Blue Mountains
Municipality of West Grey
Grey County Federation of Agriculture
Ontario Federation of Agriculture
Christian Farmers
National Farmers Union
Grey County Agricultural Services



Committee Report

To:	Chair and Members of Grey County Planning and Economic Development Advisory Committee
Committee Date:	May 4 th , 2023
Subject / Report No:	Proposed Bill 97 and Provincial revision of the Provincial Policy Statement / PDR-PEDAC-19-23
Title:	County Comments on Bill 97 and Draft Provincial Policy Statement (2023)
Prepared by:	Grey County Planning Staff
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	All Municipalities
Status:	

Recommendation

1. That report PDR-PEDAC-19-23 regarding proposed Bill 97, the '*Helping Homebuyers, Protecting Tenants Act, 2023*' and the proposed update to the Provincial Policy Statement 2023, be received; and
2. That report PDR-PEDAC-19-23 be forwarded on to County Council for their consideration for inclusion in the County of Grey's comments on the 'Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument' posted on the Environmental Registry through posting #019-6813; and
3. That the report be shared with member municipalities having jurisdiction within Grey County; and,
4. That should the revised natural heritage policies be released with a limited commenting timeline, with no ability to prepare a further report for the Planning and Economic Development Advisory Committee, or County Council, that Council consider directing staff to submit comments directly to the province on those updated policies.

Executive Summary

The province recently introduced Bill 97, the *Helping Homebuyers, Protecting Tenants Act*. Bill 97 proposes updates to the *Planning Act*, in addition to several other pieces of provincial legislation.

The province also recently released a new draft Provincial Policy Statement (PPS) 2023 for review and comment via the Environmental Registry of Ontario (ERO). The new draft PPS follows the province's 2022 consultations where the government proposed to integrate the PPS with the '*A Place to Grow: Growth Plan for the Greater Golden Horseshoe*' into a new province-wide policy instrument. The stated intent of the review is to determine the best approach that would enable municipalities to accelerate the development of housing and increase housing supply (including rural housing), through a more streamlined province-wide planning policy framework.

Within this report, County Staff offer a summary of the proposed legislative and policy changes with some commentary on the proposed changes that could impact the County in both positive and negative ways.

Background and Discussion

On April 6, 2023, the province introduced Bill 97, the *Helping Homebuyers, Protecting Tenants Act*. Bill 97 proposes changes to several pieces of legislation, including the *Planning Act* and the *Development Charges Act*. Bill 97 builds off other recent changes to the *Planning Act*, including changes in 2022 through Bills 109 and 23. The County provided comments on both Bills 109 and 23, and links to those previous staff reports have been included in the Attachments section of this Report. A summary of some of the planning elements of Bill 97 has been included in this Report, which also offers some comments for consideration by the Planning and Economic Development Advisory Committee (PEDAC) to share with County Council.

In late 2022, the province announced a review of the Provincial Policy Statement (PPS) 2020 and '*A Place to Grow: Growth Plan for the Greater Golden Horseshoe*' (hereafter referred to as the Growth Plan), with the goal of consolidating the two documents. The entire province is covered by the PPS, but Grey County is not covered by the current Growth Plan. In this 2022 consultation, there were no draft policy updates shared, but a series of discussion questions for stakeholders to consider, with a stated goal of accelerating the development of housing and increasing housing supply. The County submitted comments to the province on this consultation through staff report PDR-CW-01-23, which has been linked to in the Attachments section of this Report.

On April 6, 2023, the province released a new draft 2023 PPS, which is a combined PPS and Growth Plan. Through the Environmental Registry of Ontario, the Province is seeking comments on this new draft PPS by June 5, 2023. The intent of this report is to provide a summary of the proposed changes that impact the County, outside of the agricultural and rural lands. A parallel report is also being prepared for the Agricultural Advisory Committee (AAC) on the agricultural and rural lands components.

It is noteworthy that although the province has released a new draft PPS 2023, this draft document does not include updated natural heritage policies. The province has noted that these policies are to follow at a later date. At the time of drafting this report, these policies had not yet been released and nor were staff aware of the timeline for releasing such policies. It is difficult to understand the full scope of the new PPS, with such a major component of the PPS still outstanding.

Proposed Bill 97 Changes

The *Planning Act* changes proposed through Bill 97 are not as extensive as the changes approved in 2022 through Bills 109 and 23. Some of the Bill 97 changes correct or update changes made through those earlier Bills. A brief summary of some of the relevant *Planning Act*, *Municipal Act*, *Ministry of Municipal Affairs and Housing Act*, and *Development Charges Act* changes are as follows:

1. Updates to the implementation timeframe for planning application refund dates introduced through Bill 109. Bill 97 changes the refund initiation date for zoning amendments and site plan applications from January 1, 2023, to July 1, 2023. The amendment would also allow for regulations to designate municipalities as being exempt from the refund requirements.
2. Updates to the definition of “area of employment” to further refine areas of employment to manufacturing and warehousing, but not to include institutional uses or commercial uses, except where such commercial uses are associated with the manufacturing or warehousing.
3. Clarification on the parking requirements for additional residential units (ARUs) based on the Bill 23 changes. Bill 97 makes it clear that municipal official plans and zoning by-laws can require more than one parking space for the primary residential unit.
4. Changes to the interim control by-law appeal procedures to adjust both who can appeal and the timing for issuing notice of passing.
5. Changes to the site plan provisions for residential developments of no more than 10 residential units, to prescribe areas where site plan control could still be utilized for smaller numbers of residential units.
6. New powers are granted to the Minister with respect to:
 - a. Requiring municipalities and landowners to enter into agreements where the Provincial Land Development Facilitator has been engaged.
 - b. Exempting lands subject to Minister’s Zoning Orders (MZO) from PPS consistency and official plan conformity when applying for planning applications such as plans of subdivision.
 - c. Making regulations with respect to the transition date of a new PPS.
 - d. Making regulations regarding the powers of municipalities to set up demolition or conversion by-laws for residential rental properties.
7. Striking out the “parcel of urban residential land” definition and replacing it with “parcel of land” as it applies to ARUs. The changes to the *Development Charges Act* will exempt all standalone ARUs from the payment of development charges, assuming the overall site density limits are not exceeded. The changes to the *Planning Act* clarify that where a municipality adds such ARU policies outside of serviced settlement areas, the policies themselves are no longer appealable.
8. Appointing up to four Deputy Facilitators under the Provincial Land and Development Facilitator.

Staff Comments

County staff generally have no concerns over items # 1 – 5, 6(a), 6(c), 7, and 8 above. Ideally item # 1 would’ve included the ability for a municipality and a proponent to ‘pause’ the refund

timeline, where the two parties have agreed and are working together to move the applications forward in an efficient manner.

Staff understand the province's stated purpose behind 6(b), but still believe there should be some consideration of local official plan policies. With respect to 6(d), the change provides details on the Minister's ability to regulate local municipal abilities to set up rental replacement by-laws. County staff request that the province consider expanding the tools of municipalities to protect existing rental properties, versus limiting the scope of such by-laws.

Provincial Policy Statement (PPS) and Growth Plan Context

The PPS provides overall policy direction on matters of provincial interest related to land use planning and development in Ontario. The PPS applies province-wide, except where the policy statement or another provincial plan provides otherwise. Provincial Plans, such as *'A Place to Grow: Growth Plan for the Greater Golden Horseshoe'*, build upon the policy foundation provided by the PPS by providing additional policies to address issues facing specific geographic areas in Ontario.

The PPS is to be read as a whole, as the policies reflect and respect the complex inter-relationships among environmental, economic, and social factors in land use planning. Local context is emphasized as an important consideration in determining how these outcome-oriented policies are to be implemented in a specific area. The policies are meant to balance the creation of strong, livable, healthy communities which enhance human health and social well-being, with the environment, resource use, the economy, and climate change resilience. Municipalities can provide more detail in their local official plan policies than the PPS, provided those policies are not in conflict with the PPS.

Land use planning decisions made by municipalities, planning boards, the province, commissions, or agencies of the government shall be consistent with the PPS. The PPS was last updated in 2020.

As noted earlier, Grey was not previously covered by the Growth Plan. For the Greater Golden Horseshoe, the Growth Plan provided detailed policies, as well as population and employment targets which Growth Plan municipalities were required to implement in their official plans. In the draft 2023 PPS, the province has included Schedule 1, which is a list of large and fast-growing municipalities, for which the draft PPS contains some additional policy direction. There are no Grey County municipalities included in Schedule 1.

Proposed Provincial Policy Statement (2023) Updates

As it pertains to the purview of the County's PEDAC, there are some key subject area updates to the PPS which could impact the County, which are as follows:

1. Growth targets, allocations, and planning horizon
2. Affordable housing and coordination
3. Major transit station areas
4. Employment land conversions
5. Climate change
6. Servicing
7. Missing natural heritage policies

8. Implementation and updated definitions

A summary of the changes and some brief staff comments are provided below for each of the above-noted themes.

1. Growth Targets, Allocations, Intensification, and Planning Horizon

- a. The 2023 PPS changes the growth planning relationship for several municipalities that were previously covered by the Growth Plan who no longer have their population and employment projections prescribed to them. Schedule 1 to the PPS provides a list of large and fast-growing municipalities, for which some additional policies apply. Section 2.3.5 of the new PPS encourages planning authorities to establish density targets for new or expanding settlement areas as appropriate, while large and fast-growing municipalities are encouraged to plan for a minimum density target of 50 residents and jobs per gross hectare.

Staff Comment: This change does not directly impact Grey County, as Grey has been responsible for projecting our own population and employment growth. Grey County municipalities are not included in Schedule 1.

Staff note that for the County's Primary Settlement Areas, our minimum residential density targets are 25 units per net hectare for Owen Sound and Hanover, and 20 units per net hectare for the rest of the County's Primary Settlement Areas. In Official Plan Amendment (OPA) # 11, the County is proposing to increase all Primary Settlement Areas to 25 units per net hectare, but this section of the OPA is currently under appeal. Staff note that these residential density targets appear to align very well with the province's recommended minimums, although they are measured in slightly different metrics (i.e., people per gross ha. versus units per net ha.). County staff note that the above provincial targets are for large and fast-growing municipalities, but in an effort to make efficient use of land and infrastructure, staff see merit in Grey County municipalities being held to similar standards. The County currently does not have any density policies for employment or commercial areas.

- b. The 2020 PPS permitted a planning horizon of up to 25 years. The new PPS proposes to change this to "at least 25 years".

Staff Comment: Staff support the intent of this change i.e., to facilitate long-term planning, but would note that it could have impacts on official plans, development applications, and infrastructure planning. More specifically without an upset limit on the planning horizon, it may be difficult to establish what the planning horizon is, as it relates to growth needs and infrastructure planning. For example, from a development application perspective, if a municipality has enough designated land in their official plan for the next 25 years, what's to stop a developer from asking for a boundary expansion to support a 30-year growth horizon. From the infrastructure planning perspective, it makes it very difficult to support growth needs, without a defined timeframe and corresponding population/employment projections for that planning horizon.

- c. The changes also note that when the Minister approves an MZO, the resulting development is in addition to the projected needs established in the official plan. The

MZO lands would then be incorporated into the official plan and infrastructure plans at the time of the next official plan update.

Staff Comment: This change could have impacts on municipal abilities to plan for growth and infrastructure needs. If MZO lands are considered beyond the current official plan allocations, then it could result in a municipality seeing requests for settlement area expansion, which need infrastructure improvements, without the municipal ability to factor in both the current municipal official plan projections and the MZO increases.

- d. There are a number of changes to the intensification policies including permitting and facilitating all types of intensification by allowing for the conversion of existing commercial and institutional buildings.

Staff Comment: Staff are generally supportive of the intent of these changes, but note that the PPS should still allow for some municipal autonomy to: (i) preserve certain existing commercial spaces (e.g., ground floor commercial on a downtown main street), and (ii) limit or phase intensification in areas where costly infrastructure upgrades would be required.

2. Affordable housing and coordination

- e. The 2023 PPS has removed the definition for “affordable” as it pertains to both rental and home ownership.

Staff Comment: Staff have concerns with this change, as it drives the housing policies further away from a measure of affordability that is tied back to income. In the Bill 23 changes to the *Development Charges Act*, the province introduced a new measure of ‘affordability’ which is 80% or less of market value. County staff believe that this definition partnered with the removal of “affordable” from the PPS could severely hamper the efforts to produce housing that is truly affordable to large segments of the population (i.e., not just deeply affordable but even more moderately affordable). This change could also impact municipalities who have existing affordable housing targets in their official plans, which are linked to the 2020 definitions for affordable.

- f. The definitions for “housing options” has been expanded to include a wider range of housing choices and living models across the province.

Staff Comment: Staff are supportive of this change.

- g. Land use planning and planning for housing is required to be coordinated with Service Managers and school boards.

Staff Comment: Staff are generally supportive of this change. With respect to coordinating with Service Managers, this is not entirely different from the 2020 PPS which requires that planning consider the applicable housing and homelessness plans. Although County Planning staff can work with Community Services staff on such housing policies to support a range of housing options, planning policies alone do not address the critical need for deeply affordable housing and mental health and addictions supports, that cannot otherwise be met by the private sector, or the County’s current allocated housing support funds.

Staff support better coordination of activities between land use planning and school boards. Staff encourage the province to consider further coordination of other public service facilities such as the health care sector and hospitals.

3. Major transit station areas

- h. Several policies and concepts regarding major transit station areas (MTSAs) have been carried over from the growth plan, including having minimum density targets in MTSAs. These policies generally apply to those municipalities listed in Schedule 1 as large and fast-growing. Sections 2.4.2.4 and 2.4.2.5 appear to allow non-Schedule 1 municipalities the ability to still plan for MTSAs and establish minimum density targets both on and off higher order transit corridors.

Staff Comment: Staff are generally supportive of these policies, but note that Grey County does not currently have any MTSAs or higher order transit corridors. The policies would appear to allow the County and member municipalities to plan for such facilities, which could further potentially allow for the use of inclusionary zoning tools. It is however important to note that higher order transit is generally defined to include rail, subways, light rail, and buses in dedicated rights-of-way. As such, if a Grey County municipality were to plan for such facilities it would likely require greater population density and a radical investment in public transit infrastructure.

4. Employment land conversions and employment changes

- i. Together with the changes in Bill 97, the draft PPS scopes employment areas to industrial and warehousing uses, including ancillary retail and office uses. The previous definition included other types of employment in these areas, including offices. These changes would have the effect of prohibiting standalone commercial or institutional uses in designated employment areas.

Staff Comment: These changes generally would not impact Grey County municipalities, save and except those municipalities that may permit some standalone commercial or institutional uses in their employment areas. Staff are generally supportive of these changes, but note that some municipal autonomy regarding existing non-conforming uses in such areas may be warranted.

- j. The draft PPS appears to have lessened the restrictions regarding the separation between employment areas and sensitive land uses.

Staff Comment: Staff are not supportive of this change. The importance of employment lands has never been higher, and therefore these lands need to be protected from neighbouring incompatible land uses.

- k. The 2023 PPS has removed the need for a comprehensive review when considering a conversion of a designated employment area to a non-employment use.

Staff Comment: Staff see merit in some flexibility around re-designating employment areas, particularly those that may be isolated or surrounded by incompatible land uses. However, staff recommend that the comprehensive review provisions not be deleted from the PPS, but rather

the province may wish to better define those instances where a comprehensive review is not required or can be scoped commiserate with the scale of the proposed re-designation.

5. *Climate change*

- I. The PPS section on climate change has been largely re-written, though the newly worded policies appear to be very similar in intent to the former policies i.e., requiring planning authorities to reduce greenhouse gas emissions and prepare for climate change impacts. Aside from the dedicated climate change section of the PPS, there are a number of sections which reference the “impacts of a changing climate”, such as the servicing and stormwater sections, which are proposed to be deleted. Other changes have removed wording in the waste management policies regarding reduction, reuse, and recycling objectives.

Staff Comment: Staff would request that the province take an increased leadership role both in this section of the PPS, and woven throughout the PPS, to require more action on greenhouse gas emissions, climate change mitigation, adaptation and resiliency. Servicing, stormwater, and waste management are all great opportunities to further include climate change direction. Policies on green development standards, or other supportive tools, would assist municipalities in achieving their own reduction goals. Several of the policies in the 2023 PPS appear contrary to climate objectives, such as allowing greater amounts of low-density housing scattered across the countryside (i.e., outside of settlement areas).

- m. The province has introduced a new definition for “low impact development” in the PPS, as it pertains to stormwater management.

Staff Comment: Staff support this change.

6. *Servicing*

- n. There are changes to the servicing policies in the draft 2023 PPS. While the servicing hierarchy appears to have remained intact, there are several changes to this section, which are unclear in their interpretation. For example, the policies note that municipal services can include both centralized and decentralized servicing systems, without defining either term. There have also been changes to the partial servicing provisions which no longer contain a limitation on extending partial services into rural areas. In the draft PPS servicing policies relating to settlement areas, references to infilling and minor rounding out for the use of individual on-site services have been deleted.

Staff Comment: Staff request that the province consider adding some additional definitions to clarify terms such as centralized servicing systems, decentralized servicing systems, infilling, and minor rounding out. Some of these terms are not new to the PPS, but having definitions would save future interpretation conflicts. Staff also recommend that increased emphasis be placed on the financial viability of servicing infrastructure and coordination with municipal asset management planning.

7. *Missing natural heritage policies*

- o. One of the tenants of the PPS, is that the document is to be read as a whole, and that no one policy is to be read in isolation. Given that the province has yet to release natural heritage policies, it's difficult to understand the full scope of the province's proposed changes.

Staff Comment: County staff encourage the province to consider putting this PPS review 'on hold' or delaying the final comment deadline until such time as those draft policies have been released and stakeholders such as municipalities have had the opportunity to review and bring reports to their respective councils, boards, or clients.

County staff will monitor this matter and advise when the draft natural heritage policies are released. If there are major changes being proposed, staff anticipate a future staff report being warranted, provided the commenting deadline facilitates the timing for such a report. Depending on timing, such comments may need to bypass the County's PEDAC and proceed directly to Committee of the Whole. Should the deadline not facilitate a staff report, staff may seek direction to provide comments directly to the province.

8. *Implementation, updated definitions, and other policy matters*

- p. The draft 2023 PPS contains a number of new, updated, and deleted definitions, some of which have already been flagged in this Report. There are other definitions which have been deleted such as "fish", "fish habitat", "endangered species", "wetlands", "coastal wetlands", "wildlife habitat", "threatened species", and "woodlands" which have all been deleted.

Staff Comment: Staff appreciate the additional clarification on the newly defined terms. Some of the updated and deleted terms give cause for concern, including the deletions related to "affordable", and the severely scoped definition of "significant". There are also definitions that staff have flagged in other sections of this Report, which would be useful additions to the PPS.

With respect to the deleted definitions related to natural heritage features, staff are unclear if these will be included with the forthcoming proposed natural heritage policies, or if these are proposed to be completely deleted from the PPS. Staff note that the definition for an "Area of Natural and Scientific Interest" is in the draft PPS, but most other definitions have been deleted. Staff encourage the province to consider reinstating a number of these important definitions.

- q. There are newly added sections to the PPS, which encourage meaningful early engagement and knowledge sharing with Indigenous communities.

Staff Comment: Staff have not consulted with local First Nations and Metis peoples on these proposed changes. The changes appear to be positive, but staff would defer to Indigenous communities as to whether these changes are supported or not.

- r. Section 6.2.3 of the draft PPS encourages planning authorities to engage the public and stakeholders early in local efforts to implement the PPS. This includes providing the necessary information and informed involvement of local citizens, including equity-deserving groups.

Staff Comment: Staff support the intent of this comment, but respectfully request that the province undertake a larger portion of this engagement both now, as part of the draft PPS, and later once a new PPS has been approved. While staff are happy to work with local citizens and stakeholders as part of municipal official plan updates, staff feel the province could show leadership by robust consultation and education on the draft and final PPS. To date, staff have not been made aware of any workshops or education materials, beyond the Environmental Registry posting on the PPS. Furthermore, the draft PPS is not available in its totality yet, as the natural heritage policies have yet to be released.

- s. The implementation section of the draft PPS proposes to delete a clause which states; *“The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.”*

Further changes to the implementation section note that; *“Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and this Policy Statement by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development.”*

“Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with this Policy Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with this Policy Statement.”

The province has also noted that they “may” identify indicators for monitoring of the PPS, versus the former “shall” identify indicators for monitoring.

Staff Comment: Staff do not support the removal of the acknowledgment of the official plan’s role in implementing the PPS. Staff have relied on this statement many times in the past to support explanations to the public on the role of the official plan in carrying out the provincial vision for land use planning.

Staff are supportive of keeping official plans and zoning by-laws up-to-date, but note that this becomes very difficult to do with the constant legislative and policy changes at the provincial level. Many municipalities across the province have yet to fully update their official plans and zoning by-laws from the 2020 PPS, in addition to the Bill 109 and Bill 23 changes. Furthermore, staff are still awaiting further information and regulations on Bill 23, to enact some of the legislative changes locally. To update upper and lower-tier official plans, followed by zoning by-laws, it takes significant municipal efforts and expenses. While staff support the province’s desire for continuous improvement in land use planning, there needs to be some stability and lag-time, so that planning authorities can ‘catch-up’ to all the changes in legislation and policy. This constant change also causes confusion and delays in processing development applications.

Staff further note that transitioning to a newly updated PPS also causes implementation timing issues, as evidenced by the above-noted statement on deciding on a planning matter prior to updating an official plan to be consistent with the PPS. The transitional powers relating to the PPS implementation in Bill 97 are broad, such that they could impact both future development applications, and on-going applications. With the scope of changes proposed in 2023 draft PPS, this transition could be significant and result in many applications that conflict with current

official plans, but are consistent with the PPS (e.g., residential lot creation in prime agricultural areas).

Staff empathize with the province regarding indicators for monitoring. While the County Plan contains similar policies, it is very difficult to monitor a plan as broad as the PPS or the County Official Plan. Staff appreciate some flexibility in working with the province and stakeholders on how to monitor such plans.

- t. In 2022 when the province announced the review of the 2020 PPS and Growth Plan, the province announced that the review would be focused on housing. The primacy and need for housing come through clearly in the draft 2023 PPS.

Staff Comment: Early public criticisms of the draft PPS are that ‘it’s housing above all else’, or ‘housing at all costs’. Staff support the province in taking bold action to address the housing needs across the province. Grey County wants to be a partner to work alongside the province in helping to address the housing needs of Ontario. That said, staff are also cognizant that housing is just one matter of provincial interest, and other matters such as agriculture, resource use, and the natural environment all need to be balanced in order to provide a sustainable long-term vision for Ontario. While staff support several of the policy updates in the 2023 PPS, there are numerous others that could have negative long-term impacts, which may outweigh the current need for action on housing. Staff encourage the province to consult further with a diverse cross-section of stakeholders and the public on the PPS 2023, with the aim of ensuring it’s providing a proper balance of Ontario’s provincial interests.

Legal and Legislated Requirements

None with this Report.

Financial and Resource Implications

At this stage, the financial impact of proposed policy and legislative changes is not known. Staff will continue to monitor the PPS review as well as Bill 97, and will keep County Council up to date on the status and impact. An update to the PPS could trigger future updates to the County Official Plan and member municipal official plans. These updates could also create more inefficient land development that may have broader tax levy implications.

Relevant Consultation

Internal: Planning, CAO/Deputy CAO, Legal Services, Community Services

External: Member municipalities within Grey County and Other municipalities/counties outside of Grey.

Appendices and Attachments

[ERO Posting 019-6813](#)

[ERO Posting 019-6821](#)

[PDR-AAC-20-23 County comments on the Draft Provincial Policy Statement 2023](#)

[Proposed Provincial Policy Statement, 2023](#)

[PDR-CW-01-23 Comments on Review of Growth Plan and PPS](#)

[PDR-CW-37-22 Bill 23 More Homes Built Faster Act](#)

[PDR-AF-17-22 Bill 109 More Homes for Everyone Act](#)

[Provincial Policy Statement, 2020](#)



Committee Report

To:	Chair and Members of Grey County Agricultural Advisory Committee
Committee Date:	May 4 th , 2023
Subject / Report No:	Draft Provincial Policy Statement, 2023 / PDR-AAC-20-23
Title:	Draft Provincial Policy Statement (2023)
Prepared by:	Grey County Planning Staff
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	All Municipalities in Grey County
Status:	

Recommendation

1. That report PDR-AAC-20-23 be received, regarding the proposed update to the Provincial Policy Statement 2023; and
2. That report PDR-AAC-20-23 be forwarded on to County Council for their consideration for inclusion in the County of Grey's comments on the 'Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument' posted on the Environmental Registry through posting #019-6813; and
3. That the report be shared with member municipalities having jurisdiction within Grey County; and
4. That the report be shared with local agricultural stakeholder organizations including the Grey County Federation of Agriculture, Ontario Federation of Agriculture, Christian Farmers, National Farmers Union, and Grey County Agricultural Services; and
5. That should the revised natural heritage policies be released with a limited commenting timeline, with no ability to prepare a further report for the Agricultural Advisory Committee, or County Council, that Council consider directing staff to submit comments directly to the province on those updated policies.

Executive Summary

The province recently released a new draft Provincial Policy Statement (PPS) 2023 for review and comment via the Environmental Registry of Ontario (ERO). The new draft PPS follows the

province's 2022 consultations where the government proposed to integrate the PPS with the '*A Place to Grow: Growth Plan for the Greater Golden Horseshoe*' into a new province-wide policy instrument. The stated intent of the review is to determine the best approach that would enable municipalities to accelerate the development of housing and increase housing supply (including rural housing), through a more streamlined province-wide planning policy framework. Within this report, County Staff offer a summary of the proposed changes and commentary around the proposed core elements/approaches that could impact the County's agricultural and rural lands. Some of the proposed changes could very negatively impact farming in Grey County.

Background and Discussion

In late 2022, the province announced a review of the Provincial Policy Statement (PPS) 2020 and '*A Place to Grow: Growth Plan for the Greater Golden Horseshoe*' (hereafter referred to as the Growth Plan), with the goal of consolidating the two documents. The entire province is covered by the PPS, but Grey County is not covered by the current Growth Plan. In this 2022 consultation, there were no draft policy updates shared, but a series of discussion questions for stakeholders to consider, with a stated goal of accelerating the development of housing and increasing housing supply (including rural housing). The County submitted comments to the province on this consultation through staff report PDR-CW-01-23, which has been linked to in the Attachments section of this Report.

On April 6, 2023, the province released a new draft 2023 PPS, which is a combined PPS and Growth Plan. Through the Environmental Registry of Ontario, the Province is seeking comments on this new draft PPS by June 5, 2023. The intent of this report is to provide a summary of the proposed changes that impact the County's agricultural and rural lands. A parallel report is also being prepared for the Planning and Economic Development Advisory Committee (PEDAC) on the other elements, such as the settlement area policies, proposed in the new draft PPS.

It is noteworthy that although the province has released a new draft PPS 2023, this draft document does not include updated natural heritage policies. The province has noted that these policies are to follow at a later date. At the time of drafting this report, these policies had not yet been released and nor were staff aware of the timeline for releasing such policies. It is difficult to understand the full scope of the new PPS, with such a major component of the PPS still outstanding.

Parallel to the new draft PPS, the province also announced Bill 97, the *Helping Homebuyers, Protecting Tenants Act*. Bill 97 proposes changes to a number of pieces of legislation, including the *Planning Act*. This report will not focus on Bill 97, as the impacts of this Bill are not anticipated to impact agricultural and rural lands as directly as some of the proposed PPS changes.

Provincial Policy Statement (PPS) and Growth Plan Context

The PPS provides overall policy direction on matters of provincial interest related to land use planning and development in Ontario. The PPS applies province-wide, except where the policy statement or another provincial plan provides otherwise. Provincial Plans, such as '*A Place to Grow: Growth Plan for the Greater Golden Horseshoe*', build upon the policy foundation provided by the PPS by providing additional policies to address issues facing specific geographic areas in Ontario.

The PPS is to be read as a whole, as the policies reflect and respect the complex inter-relationships among environmental, economic, and social factors in land use planning. Local context is emphasized as an important consideration in determining how these outcome-oriented policies are to be implemented in a specific area. The policies are meant to balance the creation of strong, livable, healthy communities which enhance human health and social well-being, with the environment, resource use, the economy, and climate change resilience. Municipalities can provide more detail in their local official plan policies than the PPS, provided those policies are not in conflict with the PPS.

Land use planning decisions made by municipalities, planning boards, the province, commissions, or agencies of the government shall be consistent with the PPS. The PPS was last updated in 2020.

As noted earlier, Grey was not previously covered by the Growth Plan. For the Greater Golden Horseshoe, the Growth Plan provided detailed policies, as well as population and employment targets which Growth Plan municipalities were required to implement in their official plans. In the draft 2023 PPS, the province has included Schedule 1, which is a list of large and fast-growing municipalities, for which the draft PPS contains some additional policy direction. There are no Grey County municipalities included in Schedule 1.

Proposed Provincial Policy Statement (2023) Updates

As it pertains to the purview of the County’s Agricultural Advisory Committee, there are three main updates to the PPS which could impact the County’s farmers and farmlands, which are as follows:

1. Agriculture,
2. Rural Lands, and
3. Settlement Area Boundaries.

County staff will provide a summary of each of these policy areas below, as well as some staff comments on the potential impacts of the proposed changes.

To understand the context behind the proposed changes it is important to note the following. The PPS has always promoted growth within settlement areas across the province. Outside of settlement areas, aside from any significant environmental features, there have traditionally been four main land use types, summarized in Table 1 below as follows:

Provincial Land Use Type	Corresponding County Official Plan Designation
Agricultural lands (also referred to as prime agricultural areas)	Agricultural
Specialty crop areas (containing specialty crops such as apples, grapes, and other tender fruits)	Special Agricultural (only designated in the Municipality of Meaford and the Town of The Blue Mountains in Grey)
Rural lands	Rural
Mineral resource extraction lands (i.e., for the purposes of	Mineral Resource Extraction (while the Mineral Resource Extraction designation is the licensed pits and quarries

extracting sand, gravel, and bedrock resources)	across the County, the County Plan also maps sand, gravel and bedrock resource areas)
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Table 1: Provincial Land Use Types and Corresponding County Official Plan Designations

The County Official Plan maps the above-noted County Official Plan designations in seven of our nine member municipalities, not including the City of Owen Sound and the Town of Hanover. As noted in Table 1, the Special Agriculture designation is only found in the Municipality of Meaford and the Town of The Blue Mountains.

1. Agriculture Changes

The most noteworthy changes to Agriculture lands include the following:

1. Explicit permission for up to two additional residential units (ARUs),
2. The ability to sever residential lots (up to three residential lots can be created from parcels of land that existed as of January 1, 2023), where agriculture is the principle use of the land and the lands are outside of specialty crop areas, and
3. Limitations on municipal official plans and zoning by-laws from being more restrictive than the PPS, as it pertains to residential lot creation, except to address public health or safety concerns.

Staff Comments

County staff do not have concerns with item # 1 above. Staff note that many Grey County municipalities already permit ARUs in the Agricultural designation, provided these units can be serviced appropriately and are located in the farm cluster. These ARUs can then be used for farm help accommodation, to house farm family members, or for rental purposes. Staff see the ability to have ARUs on a farm property as complementary to agriculture and do not anticipate significant impacts on farming, including the removal of lands from farm production as a result. This staff support is caveated with the notion that these ARUs remain as part of the farm, and are not severed onto individual residential lots.

Staff have significant concerns with both items # 2 and 3 above, particularly as it relates to impacts on livestock operations and the removal of farmlands from production. While the original crown survey varies across the County, a typical farm block would be approximately 4 km² containing 10 original 40-hectare parcels (as denoted in the original crown survey), as shown in Map 1 below.



Map 1: Sample Agricultural Block in Grey County

Note that Map 1 is for sample purposes only and does not account for additional lot creation which has occurred since the original crown survey. While staff are aware that not all farmers will choose to sever their lands into residential lots, the impact of this change could allow for up to 30 new residential lots to be created on each 4 km² block of agricultural lands across the County. The actual impact could be even greater in cases where existing 40-hectare parcels had already been severed pre-January 1, 2023. For example, if a 40-hectare parcel was historically severed into two 20-hectare parcels, then each of those 20-hectare parcels would now be allowed additional lot creation.

The province has not specified a minimum lot size for new residential parcels, other than to note that they need to be the minimum size parcel while still allowing for wells and septic systems. In most cases, staff estimate that this size would be between 0.4 ha – 0.8 ha (i.e., between 1 – 2 acres for each lot). As a result, using the sample from Map 1 above, this could result in 12 – 24 hectares of land removed from agriculture for residential lot creation.

The actual impact on agriculture, particularly livestock production, would be much greater based on the impacts related to Minimum Distance Separation (MDS) formulae. MDS provides setbacks between non-farm uses and livestock production such as barns and manure storage facilities. For every new residential lot created, this would ‘cast a larger shadow’ in which livestock operations could not be sited or expanded. MDS is applied in a reciprocal fashion from either livestock facilities or non-farm uses. Map 2 below provides a sample illustration of the MDS setbacks from both existing barns / manure storage facilities and proposed residential lots. Note that the actual MDS setbacks may be larger or smaller than those included in Map 2, depending on the type and size of livestock operation.



Map 2: Sample Minimum Distance Separation Illustration

(Map 2 Courtesy Pam Duesling, County of Brant)

When MDS setbacks are factored in, the scope of agricultural lands impacted by this residential lot creation is much greater than just the sample 12 – 24 hectares of land being removed from farm production noted above.

The PPS also notes that ARUs created under item # 1 above, could also be severed. This policy would conflict with the current policy direction across the County, whereby any ARUs created in the Agricultural designation cannot be severed separate from the primary dwelling.

The further impact of item # 3 above, is that municipalities cannot choose to be more restrictive than the PPS here, i.e., a municipality could not have an official plan policy that only permits one residential lot to be created as opposed to the three lots permitted by the PPS.

Staff are not clear on what legitimate health and safety concerns municipalities could raise to reasonably restrict residential lot creation. Potential examples of areas where staff may have rationale to restrict severances are as follows:

- a) Restricting new entrances onto a provincial highway or county road*,
- b) Considering the long-term forecasts for groundwater availability with our changing climate,

- c) Limiting conflicts where there are mapped aggregate or bedrock resources, or
- d) Limiting impacts where there are significant environmental features or hazard lands on the property.

* It's worth noting that the County, member municipalities, and the Ministry of Transportation, as road authorities, still retain the ability to restrict entrances onto roads within their respective jurisdictions. This ability to grant or refuse entrance permits is not directly impacted by these changes.

At this stage, staff are not aware of how broadly the health and safety concerns will be interpreted, and whether (a) – (d) above would constitute legitimate grounds for limiting residential lot creation under this policy.

Staff further note that both the January 1, 2023, date (related to an existing lot or parcel of land), and the criterion with respect to 'agriculture being the principal use of the land' will cause significant implementation challenges, both now and extending into the future. In the future it could be very difficult to determine which lots existed as of January 1, 2023, and where lots had been severed since then. It's also worth noting that 'agriculture' is not a defined use in the PPS, and staff worry that either landowners or future tribunals could apply a very liberal definition of the term (i.e., where there's an existing 5-hectare lot with a house and a few sheep, should that 'count' as agriculture being the principal use and therefore being eligible for up to three residential lot severances).

One other unintended side effect of these new policies could be to drive up the price of farms across Ontario. For example, if a landowner selling a farm knows that the future buyer can sever up to three lots from the farm, it could dramatically increase the asking price of that farm. This may have the effect of creating an additional barrier to entry for young farmers, or creating an additional tax burden on existing farmers (i.e., if the assessed value of their farm increases).

Finally, staff also note that the PPS policies as drafted appear to give no consideration to existing farm lots which are restricted from further residential uses. Currently, when a surplus farm dwelling severance is created, the remnant farm parcel must be restricted from allowing any future residential dwellings. The proposed PPS would permit these remnant farm parcels to still be severed for three new residential lots, which would negate any former restrictions resulting from the surplus farm dwelling severance.

Overall, the intent of the proposed PPS is to accelerate the development of housing and to increase the housing supply in Ontario. However, staff do not believe that Agricultural lands are the appropriate location for increased residential development and lot creation. Agricultural lands within the County are a valuable and limited resource that needs to be supported and protected through provincial policy. The proposed changes will affect the viability of farming in the County and will affect the farming community's ability to grow and sustain their farming practices. These changes will create uncertainty for Grey County's agricultural sector.

Staff Recommendation

Staff support the draft policy to permit ARUs in prime agricultural areas. Staff do not support the additional residential lot creation or the restriction on municipalities passing policies that are more restrictive than the PPS.

If the province does seek to allow for residential lot creation in prime agricultural areas, then the following matters should be considered:

- a) additional clarification should be added (i.e., what's a health and safety concern, what's the relationship between residential lot creation and mapped resource areas such as aggregates, should further lot creation be restricted on remnant surplus farm dwelling severances, etc.),
- b) total lot creation should be reduced from the proposed three lots per parcel of land, and
- c) municipalities should have the autonomy to decide whether they wish to allow for such residential lot creation or not.

2. Rural Areas and Rural Lands Changes

Traditionally the PPS has allowed for slightly more flexibility for non-farm development in rural areas / lands. Note the PPS defines both the terms 'rural lands' and 'rural areas.' These two defined terms are not proposed to change in the 2023 PPS. For the purposes of this Report, staff are using the term 'rural lands', as it represents those rural lands outside of settlement areas that would align with the County's Rural official plan designation.

There are three changes to the rural lands policies which staff have flagged as follows:

4. Clarifying that recreational dwellings associated with resource based-recreational uses are not intended to be used as permanent dwellings,
5. Allowing for multi-lot residential development, and
6. Removing the need to be compatible with the rural landscape.

Staff Comments

County staff do not have major concerns with items # 4 or 6 above. That said, item # 4 becomes very difficult to implement at an official plan or zoning by-law level, short of only allowing for a seasonal trailer or tourist accommodations such as a yurt on-site. In many locations across Grey, staff see applications to convert former seasonal dwellings (e.g., a non-winterized cottage) to a permanent year-round dwelling. Staff note that short of a camping or glamping facility, where the proposal is to build yurts or small domes, most proposed residential uses associated with resource-based recreational uses are for permanent dwellings that could be used either seasonally or year-round.

With respect to item # 6, staff support the former PPS wording regarding compatibility, but also note that it was very broad and caused some interpretation issues (i.e., what does it mean to be or not to be compatible with the rural landscape).

County staff have concerns with item #5 above, as it would appear to permit rural plans of subdivision or condominium. For many of the same reasons cited above with respect to limiting lot creation in prime agricultural areas, so too would one want to limit lot creation in rural lands (i.e., impact on farming, resource extraction, forestry, etc.). Staff further note that increased lot creation in rural lands can lead to increased demand for service and infrastructure expansions (i.e., transit, water/sewer, school bus pick-up, increased winter plowing, etc.). Staff do not believe that these future rural plans of subdivision would result in the creation of more affordable housing, and nor is it the appropriate location for affordable housing. Furthermore, these rural lots can have the effect of increasing demands on the local tax levy versus a denser revenue

neutral type of residential development. The impact on the local tax base could be further exacerbated by the recent provincial changes to development charges, which may see less municipal revenues coming in to offset the need for levy increases. Plans of subdivision are better situated in settlement areas including towns, villages, and cities, which offer a broader range of amenities and services, than in isolated rural lands.

Staff Recommendation

Staff take no issue with the proposed changes regarding resource-based recreational dwellings and compatibility with the rural landscape. Staff do not support the broad permissions for multi-lot residential development in rural lands, and believe that this type of development is better focused in settlement areas.

3. Settlement Area Boundaries

Prior versions of the PPS would only allow for the expansion of a settlement area, or the creation of a new settlement area, where it was supported by a 'comprehensive review'. A comprehensive review is a defined study and process which requires consideration of several factors (i.e., servicing, demand, impact on agriculture, etc.) prior to growing out into rural lands or prime agricultural areas. Notably in previous iterations of the PPS, the proposed expansion lands could not comprise specialty crop areas. The province has removed the requirement for a comprehensive review in the 2023 PPS, as well as the need to consider some of the criteria covered under a comprehensive review. The 2023 PPS includes some criteria that planning authorities should consider when looking at new settlement areas or boundary expansions.

Staff Comments

The need for a comprehensive review has evolved since it was first introduced in the 2005 PPS. In more recent iterations of the PPS, there is still a requirement for a comprehensive review, but there are some caveats attached for when the scope of a comprehensive review could be reduced, or when a comprehensive review would not be needed. The County relied on this scoped comprehensive review permission with a recent official plan amendment to expand the Chapmans factory into West Grey. County staff prefer the approach outlined in the 2020 PPS which can scope or remove the need for comprehensive reviews in select purposes, versus removing the need altogether.

While staff recognize the need to protect specialty crop areas, the former PPS placed a prohibition on expanding a settlement area into such lands. While there are limited settlement areas in Grey that this would impact, both Thornbury and Meaford would be impacted here, should they ever need to expand. The 2023 PPS does allow for some greater flexibility in this regard.

Staff have concerns that 'easing up' the requirements for settlement area expansions, could make it more difficult to promote infill and intensification within settlement areas. For example, if a developer has the choice between buying a 40-hectare greenfield site on the edge of town, versus a smaller brownfield site in town, then the greenfield site may be more attractive, leaving the brownfield site to continue undeveloped. Even with Community Improvement Plan (CIP) incentives this could make it more difficult to market and utilize these important infill opportunities. Communities may also experience more land speculation in rural and agricultural areas on the edge of settlement areas because of this change. Removing the comprehensive

review requirements also makes it much more difficult for a municipality to ‘say no’ to a new settlement area which could functionally compete with existing serviced settlement areas, or provide for an inefficient form of growth (urban sprawl) into rural or agricultural lands.

Staff believe that the new policies will create more opportunities for sprawl in the County’s agricultural and rural lands.

Staff Recommendation

Staff see merit in some flexibility around settlement area expansions, but recommend that the comprehensive review provisions not be deleted from the PPS. Alternatively, the province may wish to better define those instances where a comprehensive review is not required or can be further scoped.

4. Missing Natural Heritage Policies

One of the tenants of the PPS, is that the document is to be read as a whole, and that no one policy is to be read in isolation. Given that the province has yet to release natural heritage policies, it’s difficult to understand the full scope of the province’s proposed changes. County staff encourage the province to consider putting this PPS review ‘on hold’ or delaying the final comment deadline until such time as those draft policies have been released and stakeholders such as municipalities have had the opportunity to review and bring reports to their respective councils, boards, or clients.

County staff will monitor this matter and advise when the draft natural heritage policies are released. If there are major changes being proposed, staff anticipate a future staff report being warranted, provided the commenting deadline facilitates the timing for such a report. Depending on timing, such comments may need to bypass the County’s Agricultural Advisory Committee and proceed directly to Committee of the Whole. Should the deadline not facilitate a staff report, staff may seek direction to provide comments directly to the province.

Legal and Legislated Requirements

None with this report.

Financial and Resource Implications

At this stage, the financial impact of proposed policy changes is not known. Staff will continue to monitor the PPS review and will keep County Council up to date on the status and impact. An update to the PPS could trigger future updates to the County Official Plan and member municipal official plans. These updates could also create more inefficient land development that may have broader tax levy implications.

Relevant Consultation

Internal: Planning, CAO/Deputy CAO

External: Member municipalities within Grey County, Agricultural Advisory Committee, Other municipalities/counties outside of Grey

Appendices and Attachments

[ERO Posting 019-6813](#)

[ERO Posting 019-6821](#)

[PDR-PEDAC-19-23 County comments on Bill 97 and Draft Provincial Policy Statement](#)

[Proposed Provincial Policy Statement, 2023](#)

[PDR-CW-01-23 Comments on Review of Growth Plan and PPS](#)

[Provincial Policy Statement, 2020](#)



Committee Report

To:	Warden Milne and Members of Grey County Council
Committee Date:	May 11, 2023
Subject / Report No:	2023 Draft Provincial Policy Statement / PDR-CW-21-23
Title:	County Comments on the 2023 Draft Provincial Policy Statement
Prepared by:	County Planning Staff
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	All Municipalities in Grey County
Status:	

Recommendation

1. That report PDR-CW-21-23 be received, regarding the proposed update to the Provincial Policy Statement 2023; and
2. That reports PDR-CW-21-23, PDR-PEDAC-19-23, and PDR-AAC-20-23 be forwarded on to the province as the County of Grey's comments on the 'Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument' posted on the Environmental Registry through posting #019-6813; and
3. That should the revised natural heritage policies be released with a limited commenting timeline, with no ability to prepare a further report for County Council, that staff be directed to submit comments directly to the province on those updated policies; and
4. That staff be authorized to proceed prior to County Council approval as per Section 26.6(b) of Procedural By-law 5134-22.

Executive Summary

The province recently introduced Bill 97, the *Helping Homebuyers, Protecting Tenants Act*. Bill 97 proposes updates to the *Planning Act*, in addition to several other pieces of provincial legislation.

The province also recently released a new draft Provincial Policy Statement (PPS) 2023 for review and comment via the Environmental Registry of Ontario (ERO). The new draft PPS follows the province's 2022 consultations where the government proposed to integrate the PPS with the 'A Place to Grow: Growth Plan for the Greater Golden Horseshoe' into a new province-wide policy instrument. The stated intent of the review is to determine the best approach that would

enable municipalities to accelerate the development of housing and increase housing supply (including rural housing), through a more streamlined province-wide planning policy framework.

Within Reports PDR-PEDAC-19-23 and PDR-AAC-20-23, County Staff offer a summary of the proposed legislative and policy changes with some commentary on the proposed changes that could impact the County in both positive and negative ways. Staff recommend that all three reports (PDR-PEDAC-19-23, PDR-AAC-20-23 and PDR-CW-21-23) be shared with the province, as the County's comments on the draft PPS.

Background and Discussion

On April 6, 2023, the province introduced Bill 97, the *Helping Homebuyers, Protecting Tenants Act*. Bill 97 proposes changes to several pieces of legislation, including the *Planning Act* and the *Development Charges Act*. Bill 97 builds off other recent changes to the *Planning Act*, including changes in 2022 through Bills 109 and 23. The County provided comments on both Bills 109 and 23, and links to those previous staff reports have been included in the Attachments section of this Report.

In late 2022, the province announced a review of the Provincial Policy Statement (PPS) 2020 and 'A Place to Grow: Growth Plan for the Greater Golden Horseshoe' (hereafter referred to as the Growth Plan), with the goal of consolidating the two documents. The entire province is covered by the PPS, but Grey County is not covered by the current Growth Plan. In this 2022 consultation, there were no draft policy updates shared, but a series of discussion questions for stakeholders to consider, with a stated goal of accelerating the development of housing and increasing housing supply. The County submitted comments to the province on this consultation through staff report PDR-CW-01-23, which has been linked to in the Attachments section of this Report.

On April 6, 2023, the province released a new draft 2023 PPS, which is a combined PPS and Growth Plan. Through the Environmental Registry of Ontario, the Province is seeking comments on this new draft PPS by June 5, 2023.

It is noteworthy that although the province has released a new draft PPS 2023, this draft document does not include updated natural heritage policies. The province has noted that these policies are to follow at a later date. At the time of drafting this report, these policies had not yet been released and nor were staff aware of the timeline for releasing such policies. It is difficult to understand the full scope of the new PPS, with such a major component of the PPS still outstanding.

A summary of some of the planning elements of Bill 97 and the draft Provincial Policy Statement was included in Report PDR-PEDAC-19-23, which was presented to the Planning and Economic Development Advisory Committee (PEDAC) on May 4th, 2023. A parallel report, Report PDR-AAC-20-23, specific to the agricultural impacts, was presented to the Agricultural Advisory Committee (AAC) on May 4th, 2023. Both reports have been linked to in the Attachments section of this Report, and the staff recommendations were supported by the respective committees.

County staff also met with local municipal planners on April 27, 2023, to get municipal feedback on the proposed changes.

Both Reports PDR-PEDAC-19-23 and PDR-AAC-20-23 were supportive of some changes, but raised concerns with other policy directions in draft 2023 PPS. Rather than repeat what is already contained in

those two reports, this Report will focus on the feedback received from the PEDAC, AAC, and municipal staff.

Agricultural Advisory Committee (AAC) Comments

Report PDR-AAC-20-23 was presented to the AAC on May 4, 2023. The Committee supported the staff recommendation, and below is a summary of some of the comments raised by AAC members.

- A 'one size fits all' approach does not work for the province,
- There will be diverging opinions between some farmers and farm organizations on this topic,
- In addition to the concerns raised by staff, other potential concerns or questions include the following:
 - Conflicts and safety issues on rural roads as non-farm traffic increases and farm equipment gets larger,
 - Farmers may choose to sever portions of their property which may not be quality farmland, but may include sensitive environmental features, which could lead to greater environmental impacts,
 - Is there the ability to include large cash-in-lieu of parkland fees, which would serve as a disincentive to severing,
 - Are there impacts on nutrient management planning, or the environmental farm plan programs,
 - Issues regarding the future spreading of biosolids,
- The cost of farmland and farm equipment is very high, and there are significant obstacles for young farmers to get into farming, including the cost of borrowing and the need for significant off-farm income,
- There are a significant number of farmers retiring in the next 10 years, and in many cases the farms are not staying in the family, as younger generations are choosing other occupations,
- Clarification around the number of vacant residential lots that already exist across the countryside,
- What are the options for smaller farm lot creation to support innovative or niche farmers,
- Should there be some flexibility for lot creation on lands which aren't productive or suitable for farming, while still protecting those lands that are quality farmland,
- Is there a possibility to allow some lot creation, but not to the levels of what the province is requiring municipalities to permit,
- Rural Ontario needs to continue to grow, and having more people supports schools, arenas, and other community services,
- The County's current Agricultural designation mapping is not perfect, and in some cases the lands may be incorrectly designated (i.e., some current Agricultural lands could be Rural lands),
- If the Agricultural policies are this permissive, what does that mean for the Rural policies,
- What is the impact of adding all these wells and septic systems, where will all the septage be treated, and who will pump all these septic systems,
- Farmers who currently rent farmhouses to tenants experience issues, and don't want to be landlords,

- What is the problem these policies are trying to solve, is there currently a problem, or would this create a problem,
- Mixed opinions on land use compatibility, some reported having no issues with non-farm neighbours, while others reported issues,
- This has the potential to remove thousands of hectares from agricultural production,
- Instead of creating houses across the countryside, would it not be more efficient to develop within the settlement areas, or even look at expansions to some settlement areas. Staff estimated that it would require 93% more land to house people across the countryside, versus housing people in our settlement areas.

Planning and Economic Development Advisory Committee (PEDAC) Comments

Report PDR-PEDAC-19-23 was presented to the PEDAC on May 4, 2023. The Committee supported the staff recommendation, and below is a summary of some of the comments raised by PEDAC members.

- Concerns regarding the removal of the ‘affordable’ definition, which is linked back to income levels versus the housing market,
- Is a definition for ‘attainable’ needed in the PPS,
- When will the natural heritage policies come,
- Could there be more municipal autonomy on the agricultural lot creation, such that municipalities could choose to be more restrictive than the PPS, and
- What are the impacts of allowing this agricultural lot creation on growth projections, allocations, and infrastructure.

Local Municipal Staff Comments

County staff met with municipal planning and development staff on April 27, 2023. At the meeting, we had staff from eight of the nine member municipalities, and County staff summarized reports PDR-PEDAC-19-23 and PDR-AAC-20-23. Municipal staff generally concurred with the comments in the reports and shared some further comments as follows:

- The amount of lot creation permitted in Agricultural and Rural designations may:
 - Undermine municipal intensification efforts,
 - Have impacts on climate change and greenhouse gas reduction targets, given the car travel associated with living outside of settlement areas, and the inability to provide transit to those areas,
 - Be a drain on municipal and agency services, service delivery (e.g., garbage collection, plowing, school bus pick-ups, etc.), and tax revenues,
 - Impact growth forecasts and the ability to direct most growth to settlement areas,
 - Not result in the creation of affordable or attainable housing units which are desperately needed in the community,
 - Create staffing challenges to process all the new applications,
 - Have negative impacts on farm value and create barriers to young farmers,
 - Impact groundwater supplies,

- Result in more land use conflicts between farm and non-farm neighbours, many of which can create impacts on municipal staff who are ‘on the front line’ of receiving these complaints,
- Create confusion over what restrictions or guidelines can be placed on such development locally,
- Result in more land speculation around the fringe of settlement areas,
- Create confusion over what the future Rural policies may be, given the permissiveness of the Agricultural policies,
- The messaging around the new PPS, including the deletion of the definition of ‘affordable’, has not been transparent and may not serve the goal of seeing more affordable housing created,
- The impacts of longer planning horizons had mixed opinions, i.e., some appreciated being able to plan for a longer timeframe and were already informally doing so, while others thought this could lead to some difficulties,
- Removal of some of the intensification and infill policies is concerning,
- Some of the changes may result in less provincial guidance and more regional differences in interpreting provincial policy,
- Mixed opinions on the employment lands changes,
- The lack of draft natural heritage policies makes it difficult to determine the full scope of the PPS changes,
- The servicing and stormwater management policies appear to be ‘a step backwards’ rather than being forward-thinking and optimizing the use of municipal services.

Legal and Legislated Requirements

None with this Report.

Financial and Resource Implications

At this stage, the financial impact of proposed policy and legislative changes is not known. Staff will continue to monitor the PPS review as well as Bill 97, and will keep County Council up to date on the status and impact. An update to the PPS could trigger future updates to the County Official Plan and member municipal official plans. These updates could also create more inefficient land development that may have broader tax levy implications.

Relevant Consultation

Internal: Agricultural Advisory Committee, Planning and Economic Development Advisory Committee, Planning, CAO/Deputy CAO, Legal Services, Community Services

External: Member municipalities within Grey County and other municipalities / counties outside of Grey, and Dr. Wayne Caldwell.

Appendices and Attachments

[PDR-AAC-20-23 County comments on the Draft Provincial Policy Statement 2023](#)

[PDR-PEDAC-19-23 County comments on Bill 97 and Draft Provincial Policy Statement](#)

[ERO Posting 019-6813](#)

[ERO Posting 019-6821](#)

[Proposed Provincial Policy Statement, 2023](#)

[PDR-CW-01-23 Comments on Review of Growth Plan and PPS](#)

[PDR-CW-37-22 Bill 23 More Homes Built Faster Act](#)

[PDR-AF-17-22 Bill 109 More Homes for Everyone Act](#)

[Provincial Policy Statement, 2020](#)

SAUGEEN MOBILITY
and REGIONAL TRANSIT
Box 40 Walkerton, ON N0G 2V0
519-881-2504 1-866-981-2504

May 17, 2023

Dear Member Municipal Councils and CAOs,

Thank you for your continued partnership with Saugeen Mobility and Regional Transit (SMART). SMART continues to increase its rides capacity, after the slowdown caused by COVID-19, and the company remains sound financially.

Throughout 2022, the SMART Board and management continued to review operations and practices to ensure effective and efficient service delivery. A few highlights from 2022:

1. SMART purchased three new 9-passenger buses in 2021. Two were received and one is due for 2023 delivery. These vehicles replacements are funded by the federal public transit infrastructure fund and the provincial gas tax program.
2. SMART management and Board members continue to dialogue with Bruce County, Grey County, Home and Community Support Services and Grey Transit Route staff in an effort to explore partnership possibilities and seamless accessible transportation across all Grey and Bruce communities.
3. In early April 2023, SMART's auditors sent an electronic copy of the financial statements to all member municipalities. Additionally, please find attached Ridership Statistic Summary January to December 2022.

Lastly, SMART management and its Board are considering various levels of services, to include Essential (current) and Enhanced service, and Cost Recovery (where a municipality would not contribute money but transportation fees would be set to the actual cost of a ride). We look forward to presenting these options to you.

Sincerely,

SMART Board of Directors

RIDERSHIP STATISTICS SUMMARY - 2022 to Dec 31st

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	CHANGE
Arran-Elderslie	2022	166	145	163	131	209	193	147	178	215	257	212	228	2244	24.32%
	2021	69	140	134	90	67	95	133	181	216	206	243	231	1805	
Brockton	2022	113	80	157	152	187	319	211	216	264	345	263	257	2564	10.61%
	2021	129	90	143	85	110	129	165	200	417	369	264	217	2318	
Chatsworth	2022	49	54	110	97	76	114	92	87	136	71	70	130	1086	-4.90%
	2021	41	81	97	90	71	90	120	119	120	124	103	86	1142	
Grey Highlands	2022	0	0	0	0	16	10	13	35	21	45	9	8	157	157.00%
	2021	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hanover	2022	277	315	444	367	392	434	336	425	385	386	442	406	4609	13.94%
	2021	209	242	355	252	233	374	336	353	382	419	467	423	4045	
Huron-Kinloss	2022	17	9	30	42	52	138	173	157	163	109	102	77	1069	115.96%
	2021	9	9	25	20	25	39	51	64	67	71	57	58	495	
Kincardine	2022	155	168	185	205	141	181	240	141	173	154	199	200	2142	6.94%
	2021	74	101	189	149	118	164	149	179	258	175	239	208	2003	
Saugeen Shores	2022	209	227	243	277	360	432	315	371	396	422	450	308	4010	30.66%
	2021	142	147	230	227	254	325	327	255	241	213	315	393	3069	
Southgate	2022	27	18	28	26	-1	26	24	22	38	32	35	25	300	52.28%
	2021	47	18	10	11	10	8	24	15	12	10	18	14	197	
West Grey	2022	164	144	256	250	290	251	283	255	209	244	258	218	2822	21.85%
	2021	133	147	168	130	150	163	210	262	213	233	273	234	2316	
SUB-TOTALS	2022	1177	1160	1616	1547	1722	2098	1834	1887	2000	2065	2040	1857	21003	20.78%
	2021	853	975	1351	1054	1038	1387	1515	1628	1926	1820	1979	1864	17390	
OTHER	2022	0	0	0	0	32	42	82	72	0	34	67	0	329	32.66%
	2021	0	0	0	0	0	0	0	0	34	142	0	72	248	
Grey-Bruce STS	2022	0	0	19	29	38	36	0	0	51	19	3	0	195	195.00%
	2021	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTALS	2022	1177	1160	1635	1576	1792	2176	1916	1959	2051	2118	2110	1857	21527	22.05%
	2021	853	975	1351	1054	1038	1387	1515	1628	1960	1962	1979	1936	17638	