



October 11, 2019

Planning Consultation  
Provincial Planning Policy Branch  
777 Bay Street, 13<sup>th</sup> Floor  
Toronto ON M5G 2E5

**Re: Provincial Policy Statement Review 2019**

Dear Sir/Madame:

Attached, please find a report outlining the Township of Cavan Monaghan comments regarding the proposed changes to the Provincial Policy Statement (PPS). In addition to the attached Report, Council also requested that Staff bring the following issues to your attention.

1. The PPS must recognize that affordability is relative to location in the Province of Ontario. The policies relating to market demand need additional clarification. What market is the focus? The needs of the local population must be balanced with the needs of the broader region. Municipalities must have the flexibility to provide housing that is affordable to local populations. The provision of higher density housing does not always translate to more affordable housing.
2. Is there a way to permit planning activities to extend beyond political boundaries? The proposed Preamble to the PPS states that "Official Plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions." However, there does not seem to be much in the way of related policy directions in terms of encouraging such action.
3. The PPS must provide a policy framework that allows lower tier municipalities to respond to employment opportunities quickly. The Growth Plan and the PPS put a lot of

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focus on upper and single tiers and municipal comprehensive reviews when recognizing rural employment areas, outside of rural settlement areas, and permitting expansions thereto. To encourage employment growth within the Township of Cavan Monaghan, the Township needs to have the ability to properly plan and expand those areas without waiting for the upper tier to complete a municipal comprehensive review.

Thank you for your consideration of the Township's comments.

Sincerely

A handwritten signature in blue ink, appearing to read 'K Ellis', is positioned below the word 'Sincerely'.

Karen Ellis, B.A.A.  
Director of Planning

cc. Yvette Hurley, C.A.O.

Attachment: Township of Cavan Monaghan Report Planning 2019-42