

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: October 15, 2019
TO: Committee of the Whole
FROM: Niki Dwyer, Director of Planning
SUBJECT: Proposed Provincial Policy Statement 2019

RECOMMENDATION:

THAT Council receive the summary of comments received on the Proposed Provincial Policy Statement 2019 and direct staff to forward the consolidated summary to the Ministry of Municipal Affairs and Housing through the ERO website.

BACKGROUND:

Further to the staff report presented on September 17, 2019, Council directed staff to seek feedback from the Agricultural Committee and Heritage Committee, as well as individual Councillor's wishing to comment on the Policy. The attached is a summary of comments receive.

DISCUSSION:

Staff scheduled one-on-one sessions with each Councillor wishing to provide feedback and scheduled meetings with the Heritage Committee and Agricultural Committee separately. Copies of the track changed PPS document as well as the staff report were circulated 1 week in advance of each of the meetings to allow participates adequate time to review and comment.

PUBLIC CONSULTATION:

The Province is hosting public consultation on the PPS for 90 days, expiring on October 21, 2019. Any member of the public is welcome to submit comments in one of the following ways:

- Email comments directly to: planningconsultation@ontario.ca
- Submit comments through the ERO: www.ero.ontario.ca/notice/091-0279
- By mail: Planning Consultation

Provincial Planning Policy Branch
777 Bay Street
13th floor
Toronto, ON
M5G 2E5

SUMMARY:

Staff recommend that Council provide the summary of comments in the attached table to the province through the consultation window for consideration.

Respectfully submitted by,

Reviewed by:



Miki Dwyer, MCIP, RPP
Director of Planning



Ken Kelly
Chief Administrative Officer

Appendix A – Summary of Comments Received

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Commenting Party	Section of the PPS Reviewed	Comments
Municipal Heritage Committee	2.6 Cultural Heritage and Archaeology	No comments or objections to proposed revisions
Agricultural Committee	2.3 Agriculture	Local municipalities should have greater autonomy and flexibility to determine the appropriateness of the inclusion and exclusion of Class 4-7 soil as Prime Agricultural Areas.
	On-farm Diversified Use Definition	Use of Prime Agricultural Land and Specially Crop Land for ground mount solar should be discouraged unless there is a very strong justification for the application. Any approval should be contingent upon decommissioning at the end of the use. <i>Note: an On-farm diversified use to generate energy for a grain drying operating is going to be significantly greater than a livestock facility.</i>
	General	More information is necessary regarding the referenced “additional documents” and “guidelines” to fully comprehend the impact of policies proposed.
Councillor D Ferguson	General	The province should take this opportunity to explore an Eastern Ontario Growth Plan in order to consider the physical and natural conditions of Eastern Ontario specifically.
	1.1.4.2 Rural Settlement Areas	The policy is written for “Rural Settlement Areas” in Southern Ontario which are spaced much more closely together. The policy forgets that there are expansive rural areas which do not have a concentration of “settlement areas” to be the focus of growth.
	1.2.4 Coordination of Authorities	How is “consultation with lower-tier municipalities” to be defined? How does the Province (or the County) define

		what this meaningfully looks like? ¹
	1.6.6 Sewage, Water and Stormwater	The PPS, or applicable law, should be considerate of opportunities for smaller rural lot development (ie. under 1 ha) where tertiary or unconventional septic solutions can be proposed and supported by the geology and terrain of the site.
	1.6.6.6 Reserve Sewage Capacity	How does this policy relate to field spreading? ²
	2.3.1 Agricultural Systems Areas	Does this mean that Class 4-7 soils are protected in the same way as Class 1-3? How much land in MM is actually class 1-3? ³
	2.3.4.1 Lot Creation in Prime Agricultural Areas	Prime Agricultural Area Development is discouraged – not prohibited. ⁴ Who decides the minimum size needed to accommodate the use and appropriate sewage and water service? ⁵
	On-Farm Diversified Use Definition	What are the limitations of “ground-mount solar facilities” as an on-farm diversified use.
	Private Communal Water Services Definition	The definition establishes a “six or more lots” threshold for consideration. If the system services under six lots is it still communal?
Councillor B Holmes	On-farm Diversified Use Definition	More clarity is needed regarding the scope of “green energy” as an on-farm diversified use.
	1.6.6 Sewage, Water and	What are the tests proposed for the “sewage and water

¹ This is a political discussion that should be conducted locally between MM and the County of Lanark. Staff suggest discussion by the County Councillor’s with the County directly.

² It indirectly relates to field spreading, as the alternative to field spreading is to receive septage at the municipal system. The policy states that where a Municipality is receiving hauled sewage from a private party, this volume must be accounted for in the “Reserve capacity” of the system.

³ No, the idea is that Class 4-7 soils are recognized for their value in proximity to the adjacent 1-3 soils, but are not subject to all the same prohibitions as Class 1-3. Approximately 1/3 of the land area of MM is considered to be “prime agricultural land” which is different than “Prime Agricultural Areas”.

⁴ This is correct, however at the present time the Municipality does not recognize “prime agricultural areas” only “prime agricultural land”. This is part of the pending LEAR review analysis which will allow flexibility to determine future appropriate uses in prime agricultural areas.

⁵ Ministry of Environment Conservation and Parks.

	Stormwater	hierarchy” to determine feasibility?
	2.1 Natural Heritage	Natural Heritage Systems should remove recognition of “locally significant and regionally significant wetlands” as well as references to linkages.
	Various Policies	Amendments to shall and should (and vice versa) terminology should be justified and rationalized individually so that the Municipality can understand the full intended impact.
Councillor J Maydan	Part I (Preamble)	Is there any consideration of cross-border jurisdiction along the Ottawa River?
	Part IV (Preamble)	The Province should play a more participatory role in permitting and facilitating a range of housing options.
	1.1.1(c) Building Strong Healthy Communities	The evaluation of “no net negative impacts” should be evidence based and the Province should provide further guidance on standard criteria for analysis.
	Various Policies	References to “changing climate” should be amended to read “seasonal weather cycle changes”
	1.1.3.3 Settlement Areas	Terrain should be added to the list
	1.2.1(d)	Add “Energy Supply”
	Various Policies	Emphasis should be added to “Local Indigenous Communities”
	1.2.4 Coordination	Add “in whole or in part”
	Various	“Market Based Needs” need to be further clarified.
	Housing Options Definition	Mobile Homes to be added to list of housing
One Hundred Year Floor Level Definition	Why is this so specific?	