

May 20, 2023

DELIVERED ELECTRONICALLY

To: PlanningConsultation@ontario.ca

Re: ERO 019-6822 Site Plan for Residential Developments of 10 or Fewer Units

Thank you for the opportunity to provide feedback on ERO posting No. 019-6822. Niagara Region supports the Province's commitment on improving the efficiency of the land-use planning system. Regional staff will be taking a report to Planning and Economic Committee on June 7, 2023 and Regional Council on June 15, 2023 outlining our submission. On behalf of Niagara Region, staff submit the following comments:

Staff are supportive of new regulation-making authority to prescribe specific circumstances where site plan control would be used for residential developments of 10 units or less.

RECOMMENDATIONS

- The proposed regulation should define "shoreline" and "railway line" to clarify how the exemption would be applied.
- Staff also recommend the inclusion of other circumstances where additional development considerations are required, such as in proximity to airports, the MTO 400-series highways, hydro corridors and pipeline infrastructure.

These recommendations align with those submitted in response to ERO 019-6821. We thank you again for the opportunity to provide comments and look forward to continuing to work with the Province on improving the efficiency of the land-use planning system and achieving the goal of providing 1.5 million new residential units by 2031.

If you have any questions about this submission please contact Angela Stea, MCIP, RPP, Director of Community and Long Range Planning (Angela.Stea@niagararegion.ca).

Respectfully,



Signed by Angela Stea on behalf of

Michelle Sergi, MCIP, RPP
Commissioner, Growth Strategy and Economic Development
Niagara Region