

Municipality of
BAYHAM

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August 4, 2023

Ministry of Municipal affairs and Housing
Provincial Land Use Plans Branch
13th Flr, 777 Bay St
Toronto, ON
M7A 2J3

Submitted Electronically via ERO

**Re: ERO number 019-6813
Municipality of Bayham –Comments Re: Draft Provincial Planning Statement (PPS)**

The Ministry of Municipal Affairs and Housing (MMAH) is consulting on proposed policies for an integrated province-wide land use planning policy document. MMAH is seeking input on a proposed Provincial Planning Statement that takes policies from A Place to Grow and the Provincial Policy Statement to support the achievement of housing objectives.

As part of the public consultation period due to close August 4, 2023, the Municipality of Bayham wishes to submit the following comments to the Province in regards to this matter.

The Municipality of Bayham is not in support of the proposed policies to allow for more residential development outside of settlement areas that would increase residential uses and lot creation in rural areas that are actively farmed. These proposed policies have the potential to significantly impact the long-term viability and sustainability of the agriculture industry that is vital to the Province and to the Municipality of Bayham.

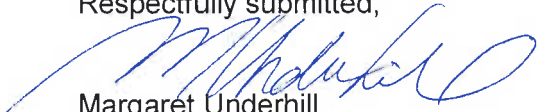
The following items are specific proposed policy areas that the Municipality does not support:

- a) Proposed PPS Section 4.3.2 Subsection 5 and Section 4.3.3 which permits additional residential units and lot creation for residential purposes in a rural/agricultural areas. Protection of farmland and farming is of key strategic economic and cultural significance to the Municipality of Bayham and these changes could have a significant and detrimental effect on the agri-food system by introducing residential use that would impact agriculture.
- b) Proposed PPS Sections 2.5 and 2.6 which permits development on rural lands outside of settlement areas where conditions are suitable for water and sewer services for residential lot creation and/or multi-lot residential development. Urban and Rural settlement areas should remain as the focus of residential growth and development, for sustainable and long-term municipal service delivery and protection of agriculture resources.
- c) Proposed PPS Section 2.3 Subsection 4 which provides criteria for new settlement areas or expanded settlement areas and removes the need for additional studies and the timing of boundary reviews during statutory Official Plan Reviews. Although these policies would be more flexible to local considerations which would have some benefit, it could lead to unwanted

or under-planned expansion proposals by local landowners/developers, and the municipality of Bayham would have more responsibility to assess boundary expansion proposals outside of broader policy review projects/context, currently at the time of 5-Year or Comprehensive Official Plan Reviews.

The Municipality would support keeping the current PPS 2020 policies related to the above.

Respectfully submitted,



Margaret Underhill
Planning Coordinator/Deputy Clerk

Cc: Mayor and Council
T. Thayer, CAO
M. Elliott, Clerk