

Ministry of Municipal Affairs and Housing
Provincial Land Use Plans Branch
777 Bay Street, 13th Floor
Toronto, ON
M7A 2J3

August 4, 2023
File No. 11472

RE: Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument
Lands North of Old Highway 2, East of Aikins Road
City of Quinte West

Weston Consulting is the planner for the owner of the lands located north of Old Highway 2, East of Aikins Road in the City of Quinte West (herein referred to as the “subject lands”). The subject lands are located adjacent to the Planning Subdistrict 2B, which consists of a low density single detached residential neighbourhood. The subject lands are situated in the South Sidney Urban Area and are designated *Urban – Future Development Area* in the City of Quinte West Official Plan and zoned *Development (D1) Zone* in Zoning By-law 22-107. The purpose of this letter is to provide a formal submission of comments as it pertains to the newly proposed policy directions for growth management and servicing of lands within Settlement Areas as outlined in the proposed Provincial Planning Statement (PPS).

The Ministry of Municipal Affairs and Housing (MMAH) is consulting on proposed policies for an integrated province-wide land use policy document, known as the PPS, issued under the *Planning Act*. Policy changes under the proposed PPS include modifications to the policies relating to municipal sewage and water services. We are in support of the overall changes as the PPS will assist in increasing the supply of land that is suitable for development such as the subject lands. In addition, we are in support of the vision of the proposed PPS, which seeks to provide appropriate ranges and mix of housing options and increase the supply of housing as a key priority to address the needs of residents in the Province of Ontario.

Section 2.1 of the proposed PPS states that:

1. At the time of each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 25 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.

Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality’s next official plan update, this additional growth shall be incorporated into the official plan and related infrastructure plans.

We understand that the intent of this policy in the proposed PPS is to foster and prioritize an appropriate range and mix of housing options in the province to meet housing needs that can extend beyond the 25-year horizon. The wording of the policy provides opportunities for long-term planned housing options that provide opportunities for future residents.

Section 2.2 of the proposed PPS states that:

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;

The original policy in the current PPS directs new housing to locations that have appropriate levels of infrastructure and public service facilities. With the removal of this policy and introduction of the policy mentioned in section 2.2 of the proposed PPS, more flexibility is provided to promote new housing opportunities that make efficient use of the lands, infrastructure, and public service facilities.

Section 2.3 of the proposed PPS states that:

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:

a) efficiently use land and resources;

b) optimize existing and planned infrastructure and public service facilities;

The subject lands are situated within the Settlement Area boundary of the City of Quinte West, where these areas are focused on growth and development in accordance with the proposed draft PPS. The subject lands are adjacent to an existing residential neighbourhood to the west of the site, where water and sewage services are provided. In accordance with the proposed PPS, the optimal use of existing infrastructure and public service facilities is encouraged by the province, which could include the subject lands utilizing the adjacent existing water and sewage infrastructure that is available.

Section 2.3 of the proposed PPS states that:

3. Planning authorities should support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

The subject lands are within the Settlement Area boundary of the City of Quinte West, where future development can occur where supported by planning authorities. The language in the proposed policy above prioritizes planning for housing in Settlement Areas and prioritizes investment in infrastructure and public service facilities in order to support the overall vision of supplying housing more rapidly. We are in support of the proposed policy as it incentivizes housing to be prioritized by municipalities and investment in infrastructure.

Section 3.6 of the proposed PPS states that:

1. Planning for sewage and water services shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
- b) ensure that these services are provided in a manner that:
 - 1. can be sustained by the water resources upon which such services rely;*
 - 2. is feasible and financially viable over their life cycle;*
 - 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and*
 - 4. considers comprehensive municipal planning for these services, where applicable.**
- b) ensure that these services are provided in a manner that:*
- c) promote water and energy conservation and efficiency;*
- d) integrate servicing and land use considerations at all stages of the planning process;*
- e) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5; and*
- f) integrate with source protection planning.*

It is our suggestion that the wording of policy 3.6.1.a) be revised to include “and accommodate new private communal sewage services and private communal water services where appropriate”. This will provide increased flexibility and opportunities for lands to accommodate growth and support housing for future residents in the province. The above suggestion would provide the opportunity for new private communal water and sewage services in Urban Areas of the province to accommodate housing and accelerate the housing vision of the proposed PPS. The above suggestion supports the opportunity for the subject lands to be serviced based on good engineering principles in a future development area.

2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

The subject lands are currently limited by the servicing opportunities provided in the South Sidney Urban Area, where existing municipal water and sewage services are adjacent, but have not been extended to the subject lands. The policy supports the integrated connection with municipal water and sewage services as it is the

preferred form of servicing within the Urban Areas of the province together with the above policies and suggestions.

Based on the current context of servicing opportunities, an expansion of the servicing facilities to include the subject lands would provide for lands readily available for residential development.

In our opinion, as it pertains to the subject lands and the overall objective of the proposed servicing policies, we support the direction the Province of Ontario is moving towards to simplify servicing policies and facilitate the housing supply. The proposed changes in the proposed PPS would allow for growth and development to be focused within the settlement area and assist in facilitating new development by the local planning authorities, through the City of Quinte West in this case. The proposed PPS allows for increased flexibility and a local planning focus to help ensure more support is given to supply housing where services are available or planned to support growth.

We thank you for the opportunity to provide these comments. Should you have any questions, please contact the undersigned.

Yours truly

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Executive Vice President

c: Aman Singh, Major Housing Association