



THE CORPORATION OF THE TOWN OF AMHERSTBURG

OFFICE OF DEVELOPMENT SERVICES

MISSION STATEMENT: Committed to delivering cost-effective and efficient services for the residents of the Town of Amherstburg with a view to improve and enhance their quality of life.

Author's Name: Christopher Aspila	Report Date: August 23, 2023
Author's Phone: 519 736-5408 ext. 2124	Date to Council: September 11, 2023
Author's E-mail: caspila@amherstburg.ca	Resolution #:

To: Mayor and Members of Town Council

Subject: Council Request Re: Item 16.2 from the August 14, 2023 Council – Agenda – City of Toronto Response to the Proposed Provincial Planning Statement

1. RECOMMENDATION:

It is recommended that:

1. The report of September 11th regarding the Council request arising from the City of Toronto Response to the Proposed Provincial Planning Statement **BE RECEIVED for information.**

2. BACKGROUND:

At the August 14, 2023 meeting of Council, Council instructed the Planning Department to review Item 16.2 of the Agenda and to report back to Council.

3. DISCUSSION:

Item 16.2 was correspondence from the City of Toronto's Planning and Housing Committee to their Council on the topic of "City Comments on the Proposed Provincial Planning Statement". The City of Toronto clearly articulates its concerns with the proposed new Provincial Planning Statement.

Many of the issues raised in the City of Toronto's report currently apply under the existing planning legislation and policy that is applicable to municipalities in the Greater Golden Horseshoe area of Ontario that excludes Amherstburg.

At July 10, 2023 Council Meeting, Council resolved (CR20230711-010) the following:

Administration **BE INSTRUCTED** to make a submission to the Environmental Registry of Ontario regarding ERO Number: 019-6813 – Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument.

Administration submitted the following comment to the ERO (ERO Number: 019-6813, Comment ID: 92182):

This comment is authorized by the Council of the Town of Amherstburg per Council Resolution 20230711-010.

The proposed policy changes appear to be applying a one-size-fits-all approach to planning policy at the provincial level while leaving the details about implementation to municipal Official Plans.

The adaptation of policies from the Greater Golden Horseshoe and the Provincial Policy Statement (2020) to form a new provincial planning policy instrument appear to be more appropriate for large cities such as those in the Greater Golden Horseshoe rather than smaller towns such as Amherstburg.

A topic that is worthy of additional discussion is that the proposed changes to the PPS focus on continued growth and intensification – what should occur in a scenario where a town is exploring the possibility of a maximum sustainable population based on criteria such as operational and maintenance costs and replacement costs for municipal infrastructure and facilities? The question has validity in the Amherstburg context for the following reasons:

- 1) Costs associated with legacy infrastructure is demonstrated through many annual budget cycles to be considerable;
- 2) How much growth can be sustained on existing and planned infrastructure bearing in mind that the Town is currently undergoing an Official Plan Update and recognizing that all vacant designated residential lands in the Town's settlement area have draft plans;
- 3) Amherstburg has considerable lands that are Prime Agricultural Lands abutting our existing settlement area boundaries. How much of these lands should be considered for addition to our settlement area boundary to satisfy development pressures?

In order to maintain Amherstburg's high quality of living it would be very desirable to have provincial planning policies that will protect our community from growing beyond our means. The Town is striving to identify what the maximum sustainable population for the 25-year planning period is as part of an Official Plan Update that is currently underway.

Amherstburg is part of a regional gateway with connections by road, railroad and sea for finished goods, partially finished goods and commodities being imported and exported to and from Canada with much of this associated with the

automotive and agricultural sectors. While an international gateway is provincially acknowledged in the Niagara Region, the international gateway in the Windsor-Essex Region has not been acknowledge as of yet in planning policy.

4. **RISK ANALYSIS:**

There are no risks associated with this report for information.

5. **FINANCIAL MATTERS:**

N/A

6. **CONSULTATIONS:**

N/A

7. **CONCLUSION:**

Administration has reviewed item 16.2 on Agenda for the August 14, 2023 Council Agenda.



Christopher Aspila
Manager of Planning Services

Report Approval Details

Document Title:	Council Request arising from Item 16.2 at the August 14, 2023 Meeting.docx
Attachments:	
Final Approval Date:	Aug 29, 2023

This report and all of its attachments were approved and signed as outlined below:



Melissa Osborne

No Signature - Task assigned to Tracy Prince was completed by delegate Yufang Du

Tracy Prince



Valerie Critchley



Kevin Fox