

ATTACHMENT C- Z-13-22 (10 St Andrews St) Public Comments and Staff Response

Comments Received:

Dear Ms. Knight:

I am writing to comment on Zoning Zoning By-law Amendment – Z-13-22 Part of Lot 150 and 151, Plan 6262 Almonte Ward, Municipality of Mississippi Mills Municipally Known as 10 St. Andrews Street, Almonte.

The Zoning By-law Amendment can't be approved due to non-compliance of the Community Official Plan with the Provincial Policy Statement, 2020 rendering the ZBA illegal and of no force or effect.

Section 3(5) of the Planning Reads

“A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

(a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and

(b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”

Section 1.4.3 of the Provincial Policy Statement, 2020 reads

“Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

(a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities”

There is currently no section in the COP on Affordable Housing that complies with the PPS, 2020. The ZBA can't comply with non-existent compliant Affordable Housing Sections in the COP so it must be rejected by Council.

Staff Response:

Staff responded to the comments received by Mr. Maynard highlighting the Affordable Housing policies of Section 3.6.3 in the Official Plan which contain the following policy pertaining to an affordable housing target:

7. The Municipality shall attempt to have 25% of all new residential construction

affordable. In a given year the residential development may meet, exceed or fall short of the 25% target and therefore, to achieve a more realistic picture of the progress made in achieving this target, three-year averages shall be used to meet affordable housing objectives.

It is the Department's opinion that the above noted policy is indeed a target for affordable housing as required by the 2020 Provincial Policy Statement. In addition, the Department completed the three-year review of affordable housing for 2017 to 2019. The Department will be completing the next three-year review (2020 to 2022) this year and will provide a report to Council before the end of 2023.

With respect to this particular development, the proposal does not include affordable housing; however, staff note that the Official Plan policy is a target of which not to be applied as a requirement for each development application. In addition, with the upcoming County Affordable Housing Grant Program, new developments, including this proposed development, will be able to apply for the grant program. With the recent efforts of Council over the past year and a half providing exemptions for cash-in-lieu of parkland, planning fees and building permit fees as well as the recent exemptions of Development Charges for affordable housing out of Bill 23, staff are optimistic that there will be future development of affordable housing in the Municipality. In addition, staff will be undertaking an Official Plan Amendment and Zoning By-law Amendment process to implement many of the changes stemming from Bill 23 which will also include updating the policies of the Official Plan with respect to affordable housing.