



October 3, 2024

Minister Paul Calandra
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto ON M7A 2J3

Dear Minister Calandra,

Re: ERO 019-9065
Consideration of transition of land use planning matters to facilitate the
introduction of a new policy statement issued under the Planning Act

In response to the Ministry's request for feedback on specific planning matters that should be addressed through the transition regulation, please find attached a chart indicating planning matters under appeal that would be impacted by changes in provincial policy.

Yours truly,

Kira Dolch, MCIP, RPP, CNU-A
General Manager of Planning, Building & Development

JH
c. Angela Stea, Director of Corporate Strategy and Community Sustainability, Niagara Region

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				- Encourages the intensification of employment uses and compatible, compact, mixed-use development. New: - Allocate, and re-allocate if necessary the unused system capacity to support the current and projected needs for increased housing supply.	designation there is the opportunity for residential development. - Existing PPS policy ensures employment areas are protected as there are reasonable alternative locations for housing. - The City does not have the ability to re-allocate unused system capacity until new infrastructure is constructed. The policy implies that the City should redirect capacity to an area of proposed development that is not adjacent to an existing built-up area and is an out-of-phased development. - Existing PPS does not direct unused system capacity to be reallocated for increased housing supply.	2.8.2.d (former 1.3.1.d) New: 3.6	
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