



MINUTES
Special Council Meeting
Tuesday, November 22, 2022
Council Chambers 5:00 p.m.

COUNCIL PRESENT: All members of Council were in attendance this evening.

STAFF PRESENT: Lindsey Lee, CAO/Clerk
Angela Young, Deputy Clerk
Mandy Cannon, Executive Assistant
Bruce Howarth, Manager of Planning Services, County of Renfrew
Anne McVean, Planner, County of Renfrew
Jason Davis, Forestry and GIS Manager, County of Renfrew

MEDIA PRESENT: Nil.

1. **Call to Order and Roll Call**
We acknowledge that we are on the unceded territory of the Algonquin Anishinaabe Peoples.
2. **Disclosure of Pecuniary Interest and the General Nature Thereof**
There were no disclosures of pecuniary interest declared at this time.
3. **Adoption of the Agenda**
 - 3.1 Dated November 22, 2022

RESOLUTION - SM - 27-2022

Moved by Councillor Scott Brum, seconded by Councillor Kevin Rosien
THAT the Agenda dated November 22, 2022 be adopted as submitted and circulated.

CARRIED.

4. **Special Meeting Notice**
 - 4.1 Dated November 2, 2022

The Deputy Clerk read the Notice of Special Meeting. The Notice of Special Meeting was posted on the Township website, calendar and Notice Board.

RESOLUTION - SM - 28-2022

Moved by Councillor Scott Brum, seconded by Deputy Mayor Lori Hoddinott
THAT the Notice of Special Meeting be accepted as submitted and circulated.

CARRIED.

5. Delegations and Presentations

- 5.1 Planning Orientation & OPA 35 Provincial Legislation, Bill 23, More Homes Built Faster

Mr. Howarth reviewed his presentation with Council, as attached.
Mayor MacKenzie thanked Mr. Howarth, Ms. McVean and Mr. Davis for attending this evening's meeting and for providing this update to Council.

6. Matters Arising out of Delegations Heard

Nil.

7. Items of Business

Nil.

8. By-Laws

Nil.

9. Questions/Comments

- 9.1 Colleen Petzold asked a question regarding the authority Bill 23 has over the Conservation Authority and bequeathed property, to which Mr. Howarth advised as the Township does not have a Conservation Authority he did not cover any of that material during this evening's meeting. Bill 23 will change the role of the Conservation Authority and their right to appeal. The Conservation Authority has also been asked to review their land for potential development. Mr. Howarth reiterated that this Bill has not yet been passed.
- 9.2 Ms. Petzold further asked a question regarding the Conservative Party and whether Mr. Howarth thinks Bill 23 will be challenged in court and if a change in Government may affect this Bill. Mr. Howarth advised he has not heard of any challenges in Court, and again explained that the Bill has not yet been passed and he does not have an answer at this time.
- 9.3 Deputy Mayor Hoddinott asked if Council can do anything to protect specific parklands from the legislation within Bill 23 with respect to development, in which Mr. Howarth explained that through certain Planning Act Application the Municipality can ask for parkland (up to 5% of the value of the land).

10. Closed Meeting Session

Nil.

11. Confirmatory By-Law

- 11.1 By-Law #2022-84 - Confirm the proceedings of the November 22, 2022 Special Council Meeting

RESOLUTION - SM - 29-2022

Moved by Councillor Scott Brum, seconded by Deputy Mayor Lori Hoddinott

***THAT** By-Law #2022-84, being a By-Law to confirm the proceedings of the November 22, 2022 Special Meeting of Council of the Corporation of the Township of McNab/Braeside, I now deemed read a second and third time short and is hereby enacted and passed.*

CARRIED.

12. Adjournment

This Special Council Meeting adjourned at 6:39 p.m.

MAYOR

CAO/CLERK



Planning Orientation Township of McNab/Braeside



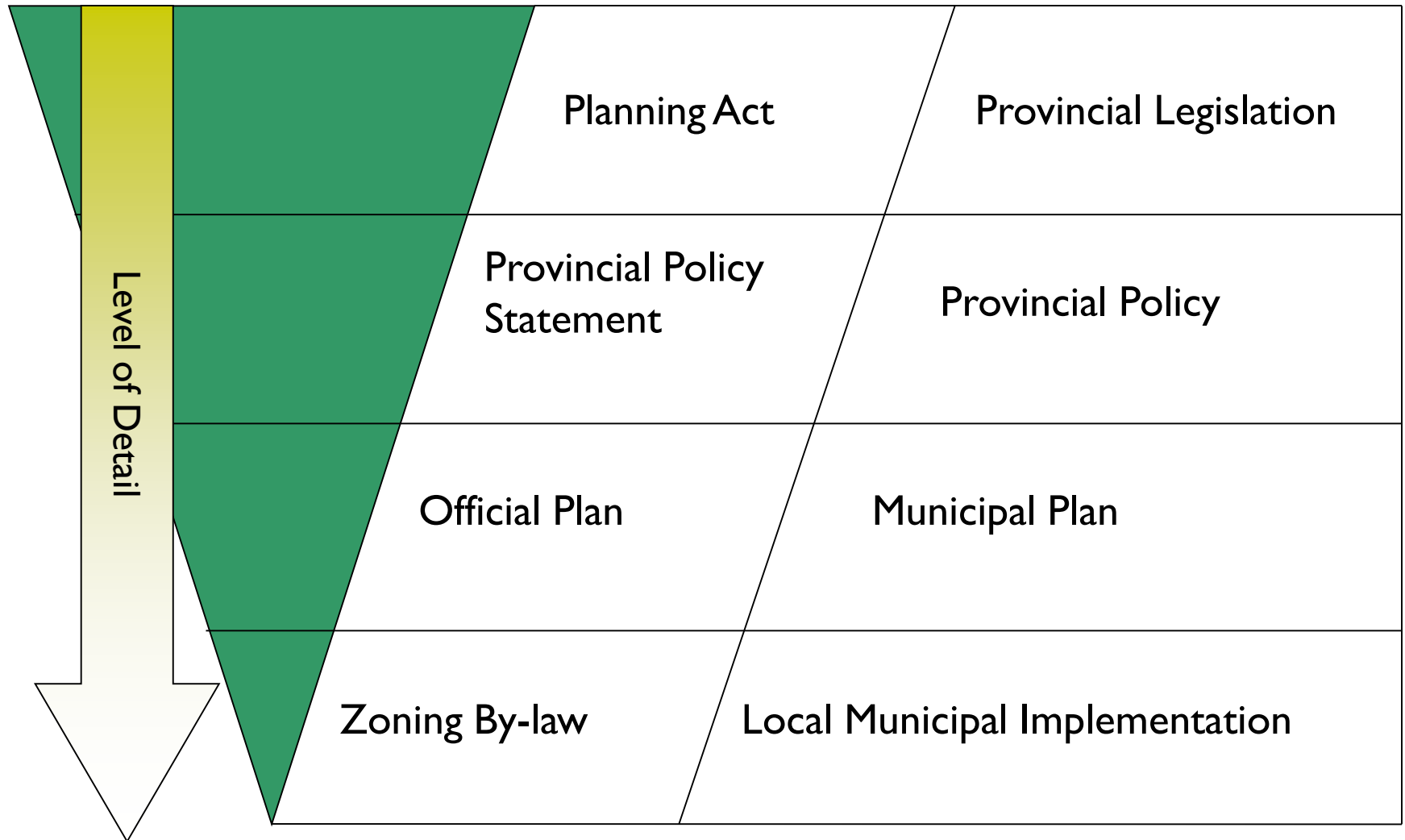
November 22, 2022

Planning Definition

The orderly disposition of land, resources, facilities, and services with a view to securing the physical, economic, and social health and well-being of urban and rural communities.

The goal: to create communities that are thriving, equitable, healthy, efficient, and attractive environments for present and future generations.

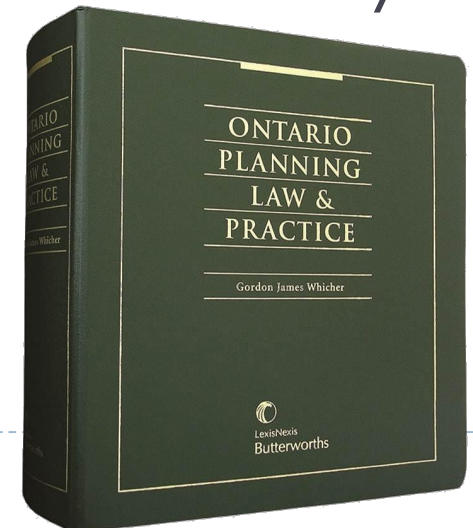
Hierarchy of Planning Documents



Authority to Plan

▶ Planning Act

- ▶ Provides municipalities with the jurisdiction to make decisions on land use matters
- ▶ Sets the ground rules for land use planning:
 - ▶ How to integrate matters of provincial interest in planning decisions
 - ▶ How land uses may be controlled and who can control them
 - ▶ Encourages co-operation and coordination among various interests
- ▶ Recognizes the decision-making authority and accountability of municipal councils in planning
- ▶ CHANGES – more later...



Planning Act - Provincial Interests

- ▶ The council of a municipality, a local board shall have regard to matters of provincial interest:
 - ▶ Protection of ecological systems, natural areas, features, functions
 - ▶ Protection of agricultural resources
 - ▶ Conservation and management of resources
 - ▶ Architectural, cultural, archaeological, scientific or historical interest
 - ▶ Energy and water
 - ▶ Communication, transportation, sewage, water and waste
 - ▶ Development of safe and healthy communities
 - ▶ Accessibility
 - ▶ Education, health social, cultural and recreational facilities
 - ▶ Full range of housing, including affordable housing
 - ▶ Employment opportunities
 - ▶ Financial and economic well being
 - ▶ Co-ordination
 - ▶ Resolution of conflicts
 - ▶ Public health and safety
 - ▶ Appropriate location of growth and development
-

Provincial Policy Statement (PPS)

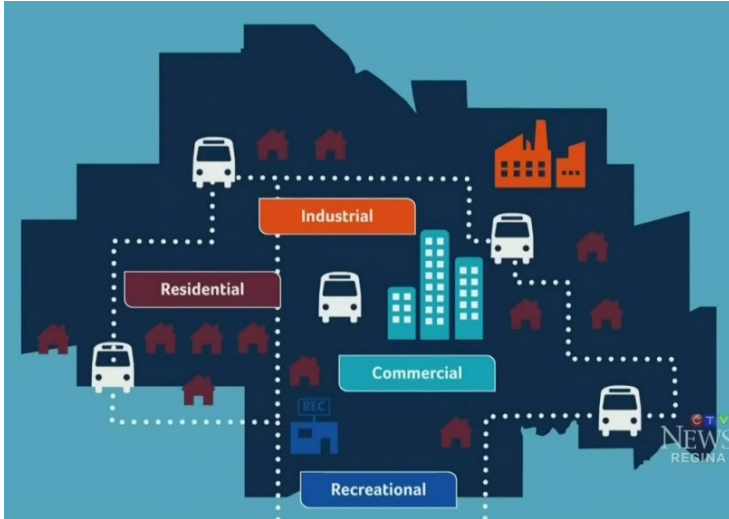
- ▶ PPS is a policy document providing direction on land use matters of Provincial interest
 - ▶ Decisions related to planning matters “shall be consistent” with the PPS
 - ▶ PPS headings include:
 - ▶ Building Strong Communities
 - ▶ Efficient development and land use patterns
 - ▶ Wise Use and Management of Resources
 - ▶ Natural Heritage, agriculture, mineral aggregate and cultural heritage
 - ▶ Protecting Public Health and Safety
 - ▶ Natural hazards (ex. Floodplains) and human made hazards (ex. Contaminated sites)
 - ▶ More later...
-



Goals of the County of Renfrew OP

- ▶ Maintain and enhance the quality of the natural, built, and human environments/assets in the County
 - ▶ Strengthen and diversify the County's economic base (within municipal capacity for servicing)
 - ▶ Ensure that development occurs in a sustainable manner that considers our natural water systems, environmentally sensitive areas, and hazard lands
 - ▶ Promote cost-effective development to sustain the financial well-being of municipalities in the County
 - ▶ Facilitate compatibility between different land uses
-

Zoning By-law (ZB)



- ▶ The ZB implements policies of the OP in a more specific way by setting out specific permitted uses, setbacks, separation distances, building heights, etc., through the use of specific zone provisions and general provisions
 - ▶ The ZB establishes specific zones for all properties with the overall aim of ensuring compatibility between land uses
-

Types of Planning Applications

County Approvals

- County Official Plan Amendments (s.17)
- Local Official Plan Amendments (s.17)
- Plan of Subdivision (and condominium) (s.51)
- Part Lot Control (s.50)
- Consent (new lot, lot addition, right-of-way) (s.53)

Local Approvals

- Local Official Plan Amendments (adoption) (s.17)
- Zoning By-law Amendments (s.34)
- Minor Variances (s.45)
- Site Plan (s.41)



General Inquiry

- ▶ Pre-consultation process is not (yet) mandatory but it is recommended
 - ▶ County Staff review the proposal in detail against the planning documents and our mapping information
 - ▶ Provide a commenting package that lists any of the planning requirements, issues that need to be dealt with, and any agency contacts
-

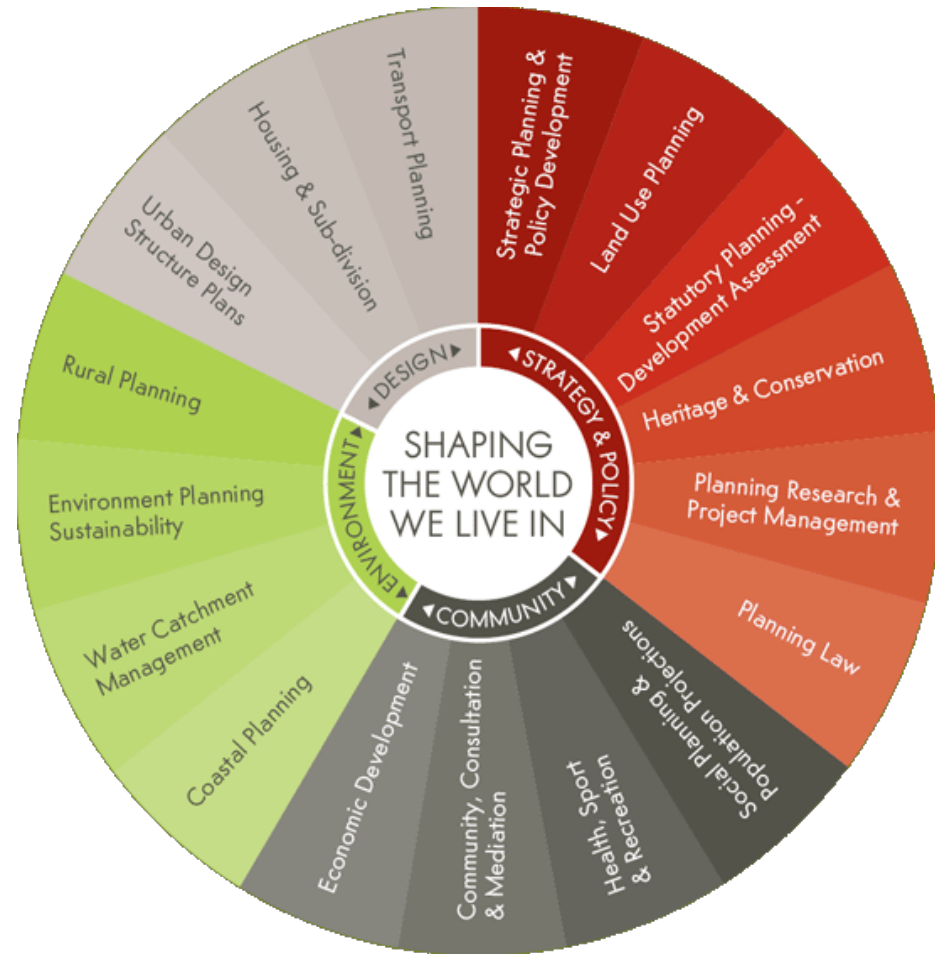
Complete Application

- ▶ Planning Act requires applications to be deemed complete prior to being processed
- ▶ County Official Plan (Section 17.17)
- ▶ Bill 109/OPA 35 to be discussed in detail later

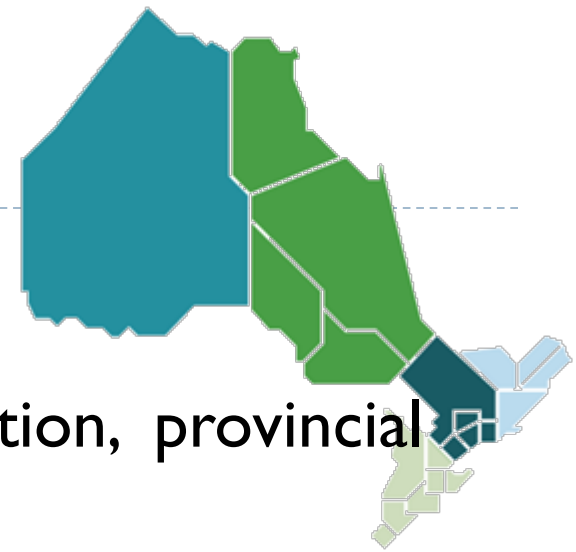


Role of Planner

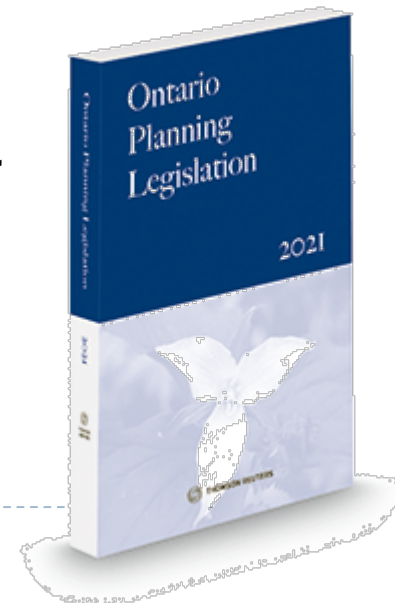
- ▶ To provide Council and Committee with professional planning advice “in the public interest”
- ▶ Review, provide recommendations/comments, and process planning applications
- ▶ Ensure the efficient and timely processing of all applications
- ▶ Consult with members of the public and other public bodies on planning and development issues
- ▶ Expert witness at Ontario Land Tribunal



Role of the Province



- ▶ Planning Act, PPS, other provincial legislation, provincial plans, provincial guidelines
- ▶ Provincial ministries provide comments on applications e.g. Ministry of Transportation, Ministry of Environment Conservation and Parks, Ministry of Northern Development Mines Natural Resources and Forestry, Ministry of Culture Tourism and Sport
- ▶ Provider of land use data



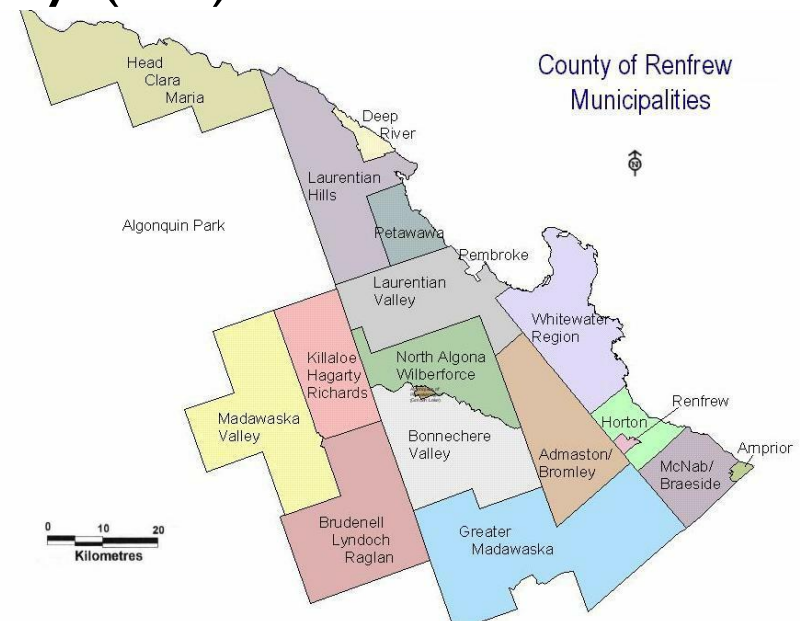
Role of County of Renfrew

- ▶ Approval of Local Official Plans and Amendments
- ▶ Approval of County Official Plan and Amendments
- ▶ Approval of Applications for subdivision and/or condominium
- ▶ Provide Municipal Plan Review (MPR)
 - ▶ MPR is the review of data downloaded from multiple Provincial Ministries related to the Planning Act and PPS policies
- ▶ Approval of consents
- ▶ Support regarding mapping, GIS, data management



Role of Local Municipality

- ▶ **Accept / process planning applications**
 - ▶ OPA, ZBA, Minor Variance, Site Plan
- ▶ **Provide notice to the public and agencies**
- ▶ **Hold public meetings**
- ▶ **Make decisions that are consistent with the PPS and follow approved Official Plan policy (OP)**
 - ▶ Public agency comments
 - ▶ Public comments
 - ▶ Professional advice (planning, public works, building, emergency)



Role of Local Municipality Continued

- ▶ Review and comment on County of Renfrew Planning Applications:
 - ▶ Consent, Plan of Subdivision, Plan of Condominium, County Official Plan Amendments
 - ▶ Provide notice and hold public meeting for plan of subdivision and plan of condominium, (some) County Official Plan Amendments
 - ▶ Review application regarding the Town's interests (road, water, sewer, stormwater, emergency planning, recreation, engineering, legal, securities, agreements)
-

Ontario Land Tribunal (OLT)

- ▶ Replaced the Local Planning Appeal Tribunal (LPAT) which replaced the Ontario Municipal Board (OMB)
- ▶ Abolishes “de novo” hearings for ZB and OP appeals
- ▶ Places a greater emphasis on “up front” work
- ▶ For OP and ZB amendments the tribunal will only consider information that Council considered. No opportunity to “enhance” record after an appeal
- ▶ Greater deference to Municipal Council decision
- ▶ Requires more detailed planning reports; may require additional peer review of certain studies
- ▶ More later...



Ontario Land Tribunal

Planning Service Agreements

- ▶ Agreement between the municipality and the County of Renfrew to provide planning support for MUNICIPAL planning applications (ZB's, MV's, Site Plan)
 - ▶ Municipality is still the decision maker
 - ▶ Municipality is invoiced per application in accordance with County fee by-law (municipality may recoup cost from applicant from local fee by-law)
 - ▶ Services include:
 - ▶ Application review, Preparation of notices, By-laws, Planning reports,
 - ▶ Providing recommendations to Council
 - ▶ Responding to public general inquiries, and staff/council questions
 - ▶ Office hour support
 - ▶ Attendance at Council meetings
-

Bill 109

- ▶ Key goal of Bill 109 is to “expedite approvals and incent timely decisions” in an effort to increase housing supply
- ▶ Site Plan approval delegated to staff
- ▶ Application Fee Refunds for Site Plan and Zoning By-law amendment applications:

	No Refund	50% Refund	75% refund	100% Refund
ZBA	Decision made within 90 days	Decision made within 91 and 149 days	Decision made within 150 and 209 days	Decision made 210 days or later
OPA/ZBA	Decision made within 120 days	Decision made within 121 and 179 days	Decision made within 180 and 239 days	Decision made 240 days or later
SP	Decision made within 60 days	Decision made within 61 and 89 days	Decision made within 90 and 119 days	Decision made 120 days or later

OPA 35 – To implement Bill 109

- ▶ Created working group to collaboratively identify and implement opportunities to improve/revamp our processes so that we are processing applications in a timely manner; have a consistent approach across the County; and avoid the financial hit of the fee refunds
 - ▶ Proposal to “frontend” review of certain applications
 - ▶ Enables delegation to staff of minor by-law approvals
 - ▶ To avoid financial penalties, applications may be deemed incomplete, there may be more recommendations for refusal, and/or a greater use of holding symbols
-

Bill 23 (proposed)

- ▶ Additional Residential Units (3 per lot in serviced areas)
 - ▶ Site Plan Changes (not applicable under 10 units; removes exterior design and landscaping)
 - ▶ No more public meetings for Plans of Subdivision
 - ▶ Development Charges (exemptions and spending)
 - ▶ No 3rd party appeals to the OLT
 - ▶ Significant changes to Conservation Authorities Act
 - ▶ Will result in changes to OPA 35
-
- ▶ In addition, the Province has initiated a review of PPS and Provincial Plans – Potentially significant changes
-

Questions?
