

Report to Council

Report Title:	Planning Activity Report April 2023 re Site Plan Control Applications Update, Bill 97 and draft new Provincial Policy Statement		
Prepared By:	Dieter Wetz, Building and Planning Manager/CBO		
Department:	Planning		
Date:	May 23, 2023		
Report Number:	PLN2023-02	File Number:	C11PL
Attachments:	WSP White Paper Summary dated April 2023		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number PLN2023-02 - Planning Activity Report April 2023 re Site Plan Control Applications Update, Bill 97 and draft new Provincial Policy Statement, prepared by Dieter Wetz, Building and Planning Manager/CBO for information purposes regarding Site Plan Control Applications and to provide comments and direction to staff related to filing comments related to Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023.

Report:

Background:

Site Plan Control Applications Update

As Bill 109, More Homes for Everyone Act, delegated Site Plan Approval to Municipal Staff, staff are updating Brockton Council for information purposes on active Site Plan Application submissions under review and advancing through the approval process.

Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023 and draft new Provincial Policy Statement

The Province released Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023 and a draft new Provincial Policy Statement (PPS) on April 6th 2023 for comment on the Environmental Registry of Ontario (ERO). Commenting period for Bill 97 closed May 6th 2023, while the commenting period for the draft new Provincial Policy Statement closes June 5th 2023.

Analysis:

Site Plan Control Application Update

The following chart summarizes Site Plan Control Application submissions under Municipal staff review and approval. Staff will provide status updates and details after the Site Plan Control Applications have been approved and agreements signed. Staff are working diligently on advancing the applications through the approval process.

Development Site Location	Type of Development	Status
10 East Ridge Road	Residential/Commercial Addition	Plans reviewed, awaiting on re-submission to finalize approval
101 Eastridge Road	Residential Apartment	Plans reviewed and approved Site Plan Agreement final stages
92 Eastridge Road	Residential Apartment	Comments provided on plans awaiting resubmission. Agreement to be drafted.
240 Ridout Street (corner of Highway 9 and Ridout)	Commercial/Industrial Service Establishment	Application submitted, awaiting full set of plans Agreement to be drafted
20 Creighton Road	Commercial/Industrial	Resubmission plans under municipal review, Site Plan Agreement final stages
14 Creighton Road	Commercial/Industrial	Comments provided on plans awaiting re-submission. Agreement to be drafted
2 Ontario Road	Commercial/Residential	Received revised conceptual Site Plan – formal submission to be received by Applicant

Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023 and draft new Provincial Policy Statement

Included with this report is the WSP White Paper Summary dated April 2023 that was provided by Bruce County Planning Department staff which summarizes an overview on Bill 97 and the draft new Provincial Policy Statement. Review of the draft new Provincial Policy Statement can also be viewed by visiting the Province of Ontario website at <https://ero.ontario.ca/notice/019-6813>.

In review of Bill 97 and the draft new Provincial Policy Statement, the proposal changes by the Province identify areas of policy that Municipal staff and our Planning Consultant MBPC have worked diligently at in providing comment on and address areas within of the new Plan the Bruce Official Plan review process, this includes policies on Municipal Comprehensive reviews and expansions of Urban Settlement Boundaries for land supply which directly relate to the efforts that have gone into supporting expansion of the Walkerton urban boundary.

While some of the proposed Policies would address and provide the necessary relief for Brockton to advance planning matters, other areas of the proposal represent some uncertainty. The proposed policies changes surrounding Agriculture and lot creation represent a significant change from current the planning framework. The proposed policy change in an Agriculture area for lot creation would include that, the total number of lots created from a lot or parcel of land as it existed on January 1, 2023, does not exceed three and any residential use is compatible with, and would not hinder, surrounding agricultural operations. This policy change can be potentially viewed as affording some flexibility that may be beneficial to the Agriculture Community such as additional housing supply for farm workers in close proximity to farm operations and supply of housing for generational farmers where land supply is constraint for young farmers who wish to be part of family farming operations. The other perspective is the proposed policy could adversely effect farm operations in the future where if these policies were to apply there is potential impacts and limits to new or future expansion existing farm operations in proximity to new residential uses and the loss of significant areas of agriculture land supply if applied broadly throughout.

It is challenging for staff to assess the totality of the proposed amendments and the impacts, as some can be viewed as negative or positive for Brockton. It becomes more complex as the Plan the Bruce County Official Plan consultation process identified some areas of constraint with changes in the new Plan the Bruce Official Plan for Brockton that would now not be of concern as these areas of policy would now align with the proposed new draft PPS.

Municipal Staff are keeping informed with Provincial stakeholders and agencies with respect to their comments that provide support or opposition related to Bill 97 and their views on the potential impacts that would potentially introduce into the PPS.

We bring this report for information purposes. Municipal staff seek input from Brockton Council should comments wish to be provided on the draft new Provincial Policy Statement to the Province or through the County of Bruce. The commenting period closes June 5th 2023.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?		
• Recommendations help move the Municipality closer to its Vision		Yes
• Recommendations contribute to achieving Heritage, Culture, and Community		Yes
• Recommendations contribute to achieving Quality of Life		Yes
• Recommendations contribute to achieving Land Use Planning and the Natural Environment		Yes
• Recommendations contribute to achieving Economic Development		Yes
• Recommendations contribute to achieving Municipal Governance		Yes

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective?
N/A

There are no financial investment considerations at this time with respect to this report.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Dieter Wetz, Building and Planning Manager/CBO

Reviewed By:



Sonya Watson, Chief Administrative Officer