

Report to Council

Report Title: Recent Planning Act Changes

Prepared By: Fiona Hamilton, Clerk

Department: Clerk's

Date: August 13, 2019

Report Number: CLK2019-23 **File Number:** C11CL

Attachments: Letter from Minister Steve Clark
Bruce County Planning Staff Report Re Bill 108

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number CLK2019-23 - Recent Planning Act Changes, prepared by Fiona Hamilton, Clerk, for information purposes and provides further direction to staff about responding to recent legislative changes.

Report:

Background:

At the June 18, 2019 Council Meeting in Cargill, Council reviewed a planning application and debated the merits of "flag shaped" lots in the rural areas of the Municipality of Brockton. Council expressed the goal of increasing the supply of large estate lots in the country to allow for larger homes to be built as a means of increasing the Municipality of Brockton's overall tax assessment base.

Council may also have goals for promoting development within the Municipality of Brockton that can be difficult to accomplish given the need to comply with the Provincial Policy Statements. While Council may have the opportunity to imbue local planning preferences into the Official Plan, the Official Plan is a high-level document that can take significant time and money to amend or redevelop. Bruce County Planning staff may, at times, be constrained by the overall planning regime which may not always align with local Council's vision for a particular property or application.

As Council is aware, the Provincial Government recently enacted a number of significant changes to the *Planning Act*, R.S.O. 1990, c. P.13, which will directly impact the planning decisions that the Council of the Municipality of Brockton will be permitted to make. Now that these changes have been enacted, the Provincial Government is seeking comments from municipalities about policy changes to the Provincial Policy Statements. A letter from Minister Steve Clark has been attached to this report for Council's reference.

Planning staff from the County of Bruce have prepared a report that was presented to the County of Bruce Planning and Development Committee at the meeting on August 1, 2019. The report summarizes the legislative changes and recommends some potential responses. The report prepared by Bruce County planning staff has been attached for Council's reference.

Analysis:

At the June 28, 2019 Council Meeting, Council directed staff to bring forward a report regarding flag shaped lots and severances with a potential resolution to provide direction to the County of Bruce on Council's land use preferences related to severances.

Staff have brought forward this report as the commenting period provided by the Provincial Government may provide more of an opportunity for Council's preferences to be considered and, the best possible outcome, integrated into the draft regulations.

The recent legislative changes also provide an opportunity to review the procedure for how Brockton's planning matters are being considered by Council, as well as the relationship between decisions that fall within the jurisdiction of the County of Bruce or the Municipality of Brockton.

As a result, staff are recommending that Council that solicit a report directly from County of Bruce planning staff outlining the following:

- 1) A summary of the procedures being followed for processing Brockton planning applications;
- 2) A summary of what decisions must be considered at the upper-tier level;
- 3) Commentary of what the recent legislative changes may mean for the Municipality of Brockton; and
- 4) A draft proposed response to the Provincial Government expressing Council's recommendations for the draft Provincial Policy Statements.

Otherwise, staff are seeking further direction from Council relating to the action directed at the June 18, 2019 Council Meeting.

Sustainability Checklist:

What aspect of the Brockton Sustainable Strategic Plan does the content/recommendations in this report help advance?

- | | |
|---|-----|
| • Do the recommendations help move the Municipality closer to its Vision? | Yes |
| • Do the recommendations contribute to achieving Cultural Vibrancy? | Yes |
| • Do the recommendations contribute to achieving Economic Prosperity? | Yes |
| • Do the recommendations contribute to Environmental Integrity? | Yes |
| • Do the recommendations contribute to the Social Equity? | Yes |

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

Reviewed By:




Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Fiona Hamilton, Clerk

Reviewed By:



Sonya Watson, Chief Administrative Officer