

CORPORATION OF THE COUNTY OF HURON

Planning and Development Department

To: Chair and Members, Committee of the Whole, Day 1
From: Sandra Weber, Manager of Planning
Date: August 26th, 2016
Subject: **Bill 73 - Smart Growth for Our Communities Act, 2015**

Recommendation

THAT: The Council of the County of Huron approve the report by Sandra Weber, Manager of Planning entitled Bill 73 – Smart Growth for Our Communities Act, 2015.

AND FURTHER THAT: The menu of options contained in the chart in this report be used to assist Council when considering the effect of public and agency comments on decisions of planning applications, required to be included in motions.

AND FURTHER THAT: This report be circulated to local municipalities.

Background

Bill 73 – Smart Growth for Our Communities Act was proclaimed and came into force on July 1st, 2016. The Bill includes changes to the Planning Act, RSO, 1990 and the Development Charges Act, 1997.

On July 6th, 2016, County Council approved a motion to accept the staff report on implementation of the changes to the Planning Act, with the exception of the proposed wording to be added to notices of decision on planning applications. The Act requires that notice of adoption and decision of Official Plans and amendments, and decisions for granting or refusing to approve Zoning By-law Amendments, Minor Variances, Plans of Subdivision and Consents would need to include a brief explanation of the effect, if any, that the written and oral submissions received from the public and agencies had on the decision.

Staff had provided suggested wording to be included in Council's motion for decisions on planning applications to address this requirement as follows:

"Council considered all oral and written submissions made on this application, the effect of which helped Council make an informed decision."

A concern was raised that the suggested wording did not go far enough to capture the public and agency comments and the effect they had on the decision. Council directed staff to give further consideration and bring back a report with other options to address this requirement.

Comments

The Planning reports provided to Council currently have a section that summarizes the public and agency comments received up to the date the report was written. An additional section can be added to the planning reports that summarize the effect the public and agency comments had on the planning recommendation. This would provide some guidance to Council in developing a motion on the effect the comments had on the decision.

In addition, a slide could be prepared to assist Council with a possible menu of options to choose from to prepare the motion. The chart is organized in an attempt to assist Council in choosing the appropriate motion for each individual application e.g. Council might select 2A and 4B as appropriate for the decision.

**Effect of Public and Agency Comments on Decision of Council to the Planning application
(Pursuant to Sections 17, 22, 34, 35, 45, 51 and 53 of the Planning Act, RSO, 1990, as amended)**

	A. Effect of Public Comments on Decision of Council	B. Effect of Agency Comments on Decision of Council (e.g. Planning, Public Works, Health Unit)
1. Council agrees with effects of input as contained in the planning report	Council concurs with the planning report regarding the effect of public and agency comments on the decision.	
2. No comments received	No public comments were received on this application so there was no effect on the decision.	No agency comments were received on this application so there was no effect on the decision.
3. Supportive comments received	Public comments were received in support of the application, the effect of which resulted in a decision to approve the application.	Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.
4. Concerns raised were addressed through conditions to approval or changes to mapping or text amendment	Public comments were received on the issue(s) of _____. The comments were address through (conditions to approval/changes to the mapping or text of the amendment).	Comments were received from agencies on the issues of _____. The comments were addressed through (conditions to approval/changes to the mapping or text of the amendment).
5. Concerns raised did not influence the decision	Public comments were received on the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.	Comments were received from agencies identifying the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.
6. Concerns raised did influence the decision	Public comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.	Agency comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.
7. Comments received in support and opposition to the application	Options from above 1A/3A/4A/5A/6A	Options from above 1B/3B/4B/5B/6B
8. Other	Additional wording deemed appropriate by Council	Additional wording deemed appropriate by Council

Others Consulted

Planners

Budget Implications – None

'Original signed by'

Sandra Weber, Manager of Planning

'Original signed by'

Susan Cronin, County Clerk

'Original signed by'

Scott Tousaw, Director

'Original signed by'

Brenda Orchard, CAO