



The Corporation of the Town of Parry Sound

## **Council Report and Recommendation**

### **Open or Closed Agenda:**

Open

### **Section 239 (2), Municipal Act, Subsection:**

n/a

### **Council Meeting Date:**

April 4, 2017

### **Subject:**

Official Plan Amendment - Delegation Request

### **TOMRMS File Number:**

D-10

### **Spokesperson(s) Name and Title:**

Taylor Elgie, Principal Planner

### **Department:**

Development and Leisure Services

### **Purpose of Report:**

For Council to reconfirm the recommendations of the Business Stimulus Plan.

## **Identify Relationship to Strategic Priorities:**

Core Service - No

Key Strategic 'Stretch' Goal - Yes, obtain OPA delegation

New Service, Project or Program - No

Does This Item Relate to Council's Strategic Priorities - Yes, Organization Excellence, Growth and Development.

## **Background:**

In April 2016, Council approved the Business Stimulus Plan via Resolution 2016-077. This plan included several recommendations, including "That an application be submitted to the Ministry of Municipal Affairs & Housing requesting that the approval authority for Official Plan Amendments be delegated to the Town".

From that time, staff has had on-going conversations with the Ministry of Municipal Affairs (MMA) staff on this topic. A sit-down between Town staff and the province occurred in the summer of 2016. Recently, dialogue occurred between staff and the MMA Manager of Community Planning and Development, which followed a letter that was sent to Minister of Municipal Affairs Bill Mauro under the Mayor's signature.

Essentially, the process has started on the Town obtaining Official Plan Amendment (OPA) approval/Planning Board withdrawal.

Resolution 2017-8 (Attachment 1) was recently passed by the Parry Sound Area Planning Board, which seeks that OPA approvals be delegated to the Planning Board. If successful, this would delegate OPA approval to the Planning Board for the Town of Parry Sound, Carling Township, McDougall Township, McKellar Township and Whitestone Township. This request complicates the Business Stimulus Plan resolution previously approved by Council.

Delegating OPA approval to the Planning Board creates some concerns in the context of the Business Stimulus Plan:

- The authority to approve amendments to the Town's Official Plan would be empowered to the surrounding Townships. Although currently this responsibility is held by the province, they typically only focus on technical and provincial issues. It's possible the surrounding municipalities could review an amendment to the Town's Official Plan through a different lens.
- One of the reasons that Council wished that the Town be delegated responsibility to approve local OPA's was to ensure that the approval body was directly accountable to the rate payers of the municipality. Currently, MMA is not directly held accountable to the Parry Sound population. If it is delegated to the Planning Board, this trend will continue.
- There is not an overall regional planning framework. Since the Parry Sound Area Planning Board does not have a regional Official Plan which supersedes all the local Official Plans, any amendment to a local Official Plan can not be viewed in the context of regional planning. For instance, the Provincial Policy Statement envisions settlement areas such as the Town be the focus for growth and intensification; what occurs if an application is received to permit significant development on the Town's periphery?
- Finally, Council provided direction that staff commence the process to be removed from the Planning Board. If the Planning Board is given OPA approval for the Town, MMA will likely view this as an acceptable compromise and conclude withdrawal from the Planning Board is unwarranted. It's possible this solidifies the Town's role within the Planning Board, which conflicts with the Council resolution to explore withdrawing from the Planning Board.

A copy of this resolution would be forwarded to each area municipality in the Planning Board, the Planning Board and the Ministry of Municipal Affairs.

### **Staff Recommendation:**

Staff requests that the recommendation to seek OPA delegation from the province as detailed in the Business Stimulus Plan be reaffirmed.

## **Determination for Council:**

### **Resolution:**

That Council confirm Resolution 2016-077, being the recommendation of the Business Stimulus Team to obtain Official Plan Amendment approval delegation and the withdrawal from the Parry Sound Area Planning Board.

### **Advantages and/or Disadvantages of Recommendation:**

Will affirm Council's resolution that the Town wishes to be withdrawn from the Planning Board and receive Official Plan Amendment approval delegation.

### **Alternatives:**

Should Council wish to support the Planning Board's request, a resolution could be passed in favour of Parry Sound Area Planning Board Resolution 2017-8.

### **Cost/Financial Impact:**

n/a

### **Included in Current Budget:**

n/a

### **Attachments:**

Attachment #1 - Parry Sound Area Planning Board Resolution 2017-8

### **CAO's Comments**

### **Recommends Council Approval:**

Yes

**Recommends Council consider staff recommendation with the following comments:**

The Town's goal of having OPA delegation has been clearly stated by Council. The report above clearly lays out the predicament the Town would be in if the recommended Resolution wasn't endorsed.

# PARRY SOUND AREA PLANNING BOARD

70 Isabella Street, Unit #110, Parry Sound, Ontario P2A 1M6

March 8, 2017

Received March 10, 2017-ToPS  
cc: Council, Rob M., Lynn,  
Jackie

Town of Parry Sound  
52 Seguin Street  
Parry Sound, On  
P2A 1B4

Attention: Taylor Elgie

Dear Mr. Elgie:

Subject: Official Plan Amendment  
Delegation Request

Further to our discussion on securing local official plan amendment approval authority, the planning board adopted the attached resolution to request that the Minister of Municipal Affairs delegate this authority to the board.

We are aware that at one point the member municipalities including the Town had suggested that the planning services including approvals for site-specific amendments be transferred to the individual municipalities. I believe that the province's response to this request was not encouraging. There is a belief that it may consider the area planning boards request to receive local official plan amendment approval authority more favourably. This is believed to be a reasonable alternative with the ability to respond to local interests in a more timely fashion.

I have enclosed a draft resolution that Council could adopt should it agree with the planning board's efforts to get this approval delegated to a local authority.

Yours truly,



John Jackson

JJ:dh

**WHEREAS** the Minister of Municipal Affairs may delegate the authority to approve official plan amendments to area planning boards.

**AND WHEREAS** the Parry Sound Area Planning Board has requested that it be delegated authority to approve site-specific official plan amendments;

**NOW THEREFORE** the Council of the Town of Parry Sound as a member of the Parry Sound Area Planning Board hereby support the request to be delegated the authority to approve site-specific official plan amendments as set out in Resolution No. 2017-8

**PARRY SOUND AREA PLANNING BOARD**

**RESOLUTION No.** 2017-8

**Date:** Feb 07, 2017

**Moved by:** *Gregg*

**Seconded by:** *Chris*

Recorded Vote	YES	NO
Lewis Malott		
Lynne Gregory		
Brad Horne		
Bonnie Keith		
Steve Crookshank		
Terry Gilbert		
Chris Armstrong		
Colette Deacon		
Morley Haskim		
Debbie Zulak		
Total		

WHEREAS the Minister may delegate the authority to approve official plan amendments to area planning boards;

AND WHEREAS the member municipalities of the Parry Sound Area Planning Board have current official plans and zoning by-laws;

AND WHEREAS the Official Plans for the member municipalities of the Parry Sound Area Planning Board embrace similar planning principles, goals and objectives;

AND WHEREAS the member municipalities have expressed support for local approvals for official plan amendments;

NOW THEREFORE the Parry Sound Area Planning Board hereby requests the Minister of Municipal Affairs to delegate the approval authority for official plan amendments to the Parry Sound Area Planning Board subject to any conditions that the Minister may provide.

Carried   ✓  

Defeated           

          *B. Keith*            
Chairman



# PARRY SOUND AREA PLANNING BOARD

70 Isabella Street, Unit #110, Parry Sound, Ontario P2A 1M6

Memorandum

To: Board Members  
From: John Jackson  
Date: February 22, 2017  
Subject: Official Plan Amendments

The approval authority for official plan amendments rests with the Ministry of Municipal Affairs. The Ministry can exempt this approval authority to certain delegated bodies. This approval authority can be delegated to local authorities such as planning boards. The delegation is seldom given to single municipalities but there is a good chance that these types of applications could be delegated to an area planning board.

The Minister would not delegate the authority to update official plans but should be willing to delegate site-specific official plan amendments.

The rationale for requesting such approvals is to abbreviate the time lines for site specific O.P.A.'s. The province routinely takes up to a year to process such applications. This is unworkable for many projects in our area.

Notes: The Town has requested this delegated authority without much luck.

Seguin Township, a former area planning board has obtained O.P.A. approval authority.

All of the Parry Sound Area Planning Board official plans are up to date that would help support the request.

A draft resolution will be prepared for the board as well as member municipalities. Relevant excerpts of the Planning Act are enclosed.

