

Recommendation:

That the Planning Department-2022-13 report, dated September 20, 2022 regarding Official Plan Amendment (OPA) No. 74 to the Local Component of the Official Plan of the County of Peterborough as it relates to the addition of 'complete application' policies resulting from Bill 109, More Homes for Everyone Act, 2022 be received and;
That a letter of support be sent to the County of Peterborough to advise that the Township of Douro-Dummer supports the proposed Official Plan Amendment as described in the document prepared by the County of Peterborough Planning Department.

Overview:

Introduced on March 30, 2022, Ontario's More Homes for Everyone Act, 2022 (Bill 109) received Royal Assent on April 14, 2022.

Bill 109 made changes to the Planning Act regarding Site Plan Control, Zoning By-Law Amendments, and Combined Zoning By-Law/Official Plan Amendments. These changes include new rules about consultations with municipalities respecting completeness of applications and application fee refunds if a decision is not made by the Approval Authority within specified timeframes.

Report Clerk/Planning-2022-32 was presented to Council on June 7, 2022 regarding Bill 109 and a copy is attached to this Report.

In accepting Report Clerk/Planning-2022-32, Council passed the following resolution:

Resolution Number 187-2022

Moved by: Deputy Mayor Moher

Seconded by: Councillor Watt

That the report, dated June 7, 2022 regarding Bill 109, the More Homes for Everyone Act, 2022 be received and that staff be directed to complete the following:

- Bring forward an updated Site Plan Control By-law which delegates all Site Plan approvals to staff for the next Council meeting,
 - That staff prepare a Pre-Consultation By-law to assist in mitigating the application fees refund requirements and to have any changes in place by January 1, 2023
 - That staff work with the County of Peterborough to ensure that the language in the Official Plan is sufficient to ensure that the Township can request that peer reviews be completed prior to a Planning Act application being deemed complete.
- Carried

As it relates to the first bullet of the above noted resolution, an updated Site Plan Control By-law, being By-law No. 2022-32, was adopted by Council on June 21, 2022.

Since that time, Staff have been working with the County of Peterborough regarding the language in the Official Plan. As a result, OPA No. 74 has been drafted to ensure that the Township can request that peer reviews be completed prior to a Planning Act application being deemed 'complete'.

A copy of OPA No. 74 is attached to this Report. A public meeting for OPA No. 74 is proposed to be scheduled for October 19th at the Regular County of Peterborough Council Meeting. Following the public meeting, County Council will be in position to make a decision regarding the proposed OPA.

Should OPA No. 74 be approved, Township Staff will prepare a Pre-Consultation By-law to assist in mitigating the application fee refund requirements with the goal of having any changes in place by January 1, 2023.

Conclusion:

Staff are reviewing the impacts of Bill 109 on our planning processes and the planning services that we offer to the public. With the approval of OPA No. 74, Staff will prepare a Pre-Consultation By-law to be brought forward to Council later in 2022.

Financial Impact:

None at this time but it is anticipated that without proper policies and procedures in place the Township could see the cost of processing Planning Act applications rise.

Strategic Plan Applicability:

To ensure and enable an effective and efficient municipal administration.

Sustainability Plan Applicability:

N/A

Report Approval Details

Document Title:	Bill 109 OPA Amendment (Amendment No. 74).docx
Attachments:	- Report Regarding Bill 109 (June 7, 2022).pdf - Bill 109 Amendment- OPA 74 - Full Document.pdf
Final Approval Date:	Sep 13, 2022

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Elana Arthurs