



Plans of Subdivision and Condominium Public Meetings Report PDR-CW-17-23

This presentation contains a summary of Report PDR-CW-17-23. For more details on this application, please see the Staff Report.

Background

- Bill 23 was passed on November 28, 2022.
- Through Bill 23, the province removed the requirement for planning authorities to hold public meetings associated with a plan of subdivision or plan of condominium.
- Public meetings are still required for other planning applications such as zoning by-law amendments.
- This report applies to all municipalities in Grey, except for Owen Sound, who is the approval authority for subdivisions and condominiums in the City.
- Grey County delegated the hosting of public meetings to member municipalities in 2007.
- County staff still attend public meetings for subdivisions and condominiums to answer any questions on behalf of the County.

Why Hold a Public Meeting?

- Bill 23 did not change the requirements to circulate the public on subdivision and condominium applications.
- The public can still comment on and ask question about these applications.
- In many cases subdivision and condominium applications also require zoning by-law amendments which would trigger a public meeting.
- Public meetings are often combined to hold the subdivision and zoning amendment public meeting at the same time.
- Subdivisions and condominiums are no longer appealable by the public.
- If the public do not have the ability to ask questions or share their thoughts with Council, there may be (a) perceived loss of transparency, or (b) more deputation requests to County or municipal councils late in the planning process.

Common Public Questions / Concerns

- I don't want to see development here, these lands should be left natural or as open space
- The density is too high, why is the developer trying to squeeze so many units onto this property
- I support development, but believe that there should be large lot single dwellings versus townhomes or semi-detached units
- What will the new houses look like
- Why will this new street connect to my street, I would prefer a cul-de-sac here
- How will this development impact my property values, or
- What type of people will this development attract to my neighbourhood

Improvements to the Public Meeting Process

- We can do a better job of educating the public on planning and the type of comments being sought at a public meeting.
- Education needs to happen both before and at the public meeting.
- Education may also extend to politicians and staff who are involved in chairing, attending, presenting at such meetings.
- The public should be able to ask questions or make comments.
- Public meetings are not referendums on development and must be safe spaces for civil discussion.
- Staff and Council need to demonstrate leadership when it comes to inappropriate comments which may infringe on human rights (i.e., speculative comments on people who may live in a future housing development).
- Developers should answer questions about their development, but not be made to defend projects that further the official plan and housing goals of the County and member municipalities.

Planning 101

- The County Plan requires a minimum density of 20 units per net hectare for this property [this includes an explanation of this density calculation].
- These lands have been designated and zoned for residential growth by the County and the Municipality in the official plans and zoning by-law.
- Staff also recognize the value of considering ‘compatible’ development to the surrounding neighborhoods. ‘Compatible’ development doesn’t necessarily mean ‘the same as’, rather it recognizes that different residential dwelling types can coexist with limited impacts.

Frequently Asked Questions

General answers to the following questions can be provided at the outset of a meeting.

- Why is the developer proposing so many homes?
- Is this growth needed in our community?
- Concerns over who may live in the future housing.
- Concerns over property values and tax rates.
- Concerns over impact on the environment.
- Will additional housing create traffic and parking problems?
- Concerns about construction noise and traffic.

What do we want input on?

We would like your feedback on this proposed development. You may choose to comment on the following:

- The proposed ratio of housing types of single and multi-detached units,
- The layout of the proposed development,
- Traffic, including roads, sidewalks, and safety,
- Landscaping, fencing, drainage, or parkland,
- Anything missing from the development, or
- Any other questions you may have about this proposed development.

Recommendation

1. That report PDR-CW-17-23 regarding the hosting of public meetings for plans of subdivision and condominium be received; and
2. That the report be shared with member municipalities within Grey County for their consideration; and
3. That staff be directed to inform municipalities and developers that County Council recommends a public meeting be held for new plans of subdivision and condominium, excluding condominium exemption applications and redline revisions, in the following circumstances:
 - a) Where there is a corresponding municipal application, such as a zoning by-law amendment, that the public meeting be included with the municipal public meeting for the municipal planning application(s), and
 - b) Where there is no corresponding municipal application, that a separate public meeting be held; and
4. That staff be directed to improve communications to the public with respect to the comments on plans of subdivision or condominium.