

Type of Decision									
Meeting Date	Tuesday, January 23, 2018				Report Date	Thursday, January 18, 2018			
Decision Required	X	Yes		No	Priority	X	High		Low
Direction	x	Information Only			Type of Meeting	X	Open		Closed
REPORT TITLE - County Official Plan									
Report #23/01/18 - 1102									

Subject: County of Renfrew Official Plan Review

RECOMMENDATION:

That Council adopt the following recommendation.

WHEREAS the Provincial Policy Statement and the Draft Official Plan of the County of Renfrew mandate significant restrictions on the ability of landowners to develop, sever and use their property contrary to property rights inherent with ownership when those lands were purchased and contrary to the intent of the owners;

AND WHEREAS the Council of the United Townships of Head, Clara & Maria did consult with ratepayers and County staff and circulated a resolution opposing the changes proposed in the Official Plan;

THEREFORE BE IT RESOLVED THAT the Council of the United Townships of Head, Clara & Maria does hereby express its continued opposition to the changes in the Provincial Policy Statement and Official Plan as outlined in resolution #14/10/16/009 adopted by Council in October of 2016 specifically as it relates to the restrictions on severance and development on sensitive lakes.

BACKGROUND/EXECUTIVE SUMMARY:

Council has discussed the issue as outlined in the resolution on the 2016 report. County staff attended at Council to explain the current processes and discuss Council and staff concerns. They left promising to take those concerns into consideration acknowledging that there was little influence the county could have on the province.

As discussed in the email forwarded by Councillor McKay forwarded from the Ontario Landowner's Association through Jim Gibson, Council also heard from municipal residents who would be personally and negatively affected by the proposed changes, some being sensitive lakes, the other changes being the inability to sever lands not fronting on municipal roads or provincial highways. This section has a much wider effect of municipal residents than the sensitive lakes change. Ideally, neither change would be made.

The landowner's insist that the municipality, county or province has no legal authority to impose limits on what a property owner might do with their property. They have yet to officially have that belief upheld in court to my knowledge at this time. They have fought and overturned some property related legislation but usually due to challenges with process or errors in court as opposed to actually overturning legislated decisions carried out procedurally correctly.

Options/Discussion:

Financial Considerations/Budget Impact: - none

Policy Impact:

Significant. The downloading of these property restrictions will have a negative effect on the future development of property within our community. With limited property growth comes limited financial growth through taxation and so many other challenges for our community.

The intent and dreams these property owners had upon purchase are being quashed due to the desire of the province to promote infilling and restrict sprawl in southern Ontario. There needs to be exemptions made for those of us north of Barrie.

Others Consulted:

Approved and Recommended by the Clerk

Melinda Reith,

Municipal Clerk

Melinda Reith