

Rossalyn Workman

From: Art McIlwain <[REDACTED]>
Sent: June 12, 2023 1:00 PM
To: Rossalyn Workman
Subject: 2023-025 Mary Street Request for Official Plan Amendment - Request for Information and Material provided by applicant

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Hi Rossalyn from Lavender Hill Road in Ward 2 in the Niagara Escarpment. It was great to see you landed the assignment to manage the current requests to amend the Official Plan and Zoning ByLaw for the Mary Street lands in Creemore. Your involvement more than twenty years ago with the two prior requests gives you a deeper understanding than most about how the people in the community view the matter. Thank you for getting involved once again. Please advise what strategy the applicant has proposed for consulting with the public with respect to the request.

Please provide a link to the information and material that the applicant provided with its requests.

Thank you.

I understand this is what the Planning Act required the applicant to provide with the request.

1. The name, address, telephone number and, if applicable, the e-mail address of the applicant.
2. The name of the municipality or planning board that is being requested to initiate the amendment to its official plan.
3. The date of the request to the municipality or planning board.
4. The name of the official plan requested to be amended.
5. A description of the subject land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers.
6. If known, the approximate area of the subject land, in metric units.
7. Whether the requested amendment changes, replaces or deletes a policy in the official plan.
8. If the answer to section 7 is yes, the policy to be changed, replaced or deleted.
9. Whether the requested amendment adds a policy to the official plan.
10. The purpose of the requested amendment.
- 10.1 In the case of a requested amendment to a lower-tier municipality's official plan, the current designation of the subject land in the upper-tier municipality's official plan and an explanation of how the proposed amendment conforms with the upper-tier municipality's official plan.
11. The current designation of the subject land in the official plan and the land uses that the designation authorizes.
12. Whether the requested amendment changes or replaces a designation in the official plan.
13. If the requested amendment changes or replaces a designation in the official plan, the designation to be changed or replaced.

14. The land uses that the requested official plan amendment would authorize.
15. Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body, or other means.
16. Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.
17. If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed,
- (a) a servicing options report; and
 - (b) a hydrogeological report.
18. Whether the subject land or land within 120 metres of it is the subject of an application by the applicant under the Act for,
- (a) a minor variance or a consent;
 - (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
 - (c) approval of a plan of subdivision or a site plan.
19. If the answer to section 18 is yes, the following information about each application:
- (a) its file number;
 - (b) the name of the approval authority considering it;
 - (c) the land it affects;
 - (d) its purpose;
 - (e) its status; and
 - (f) its effect on the requested amendment.
20. If a policy in the official plan is being changed, replaced or deleted or if a policy is being added, the text of the requested amendment.
21. If the requested amendment changes or replaces a schedule in the official plan, the requested schedule and the text that accompanies it.
22. If the requested amendment alters all or any part of the boundary of an area of settlement in a municipality or establishes a new area of settlement in a municipality, the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.
23. If the requested amendment removes the subject land from an area of employment, the current official plan policies, if any, dealing with the removal of land from an area of employment.
24. An explanation of how the requested amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.
25. Whether the subject land is within an area of land designated under any provincial plan or plans.
26. If the answer to section 25 is yes, an explanation of how the requested amendment conforms or does not conflict with the provincial plan or plans.

26.1 A proposed strategy for consulting with the public with respect to the request.

27. An affidavit or sworn declaration by the applicant certifying that the information required under this Schedule and provided by the applicant is accurate.

O. Reg. 543/06, Sched. 1; O. Reg. 180/16, s. 11; O. Reg. 68/18, s. 13

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Best Regards

Art McIlwain

[Redacted signature block]

Rossalyn Workman

From: Art McIlwain <[REDACTED]>
Sent: June 13, 2023 9:30 AM
To: Rossalyn Workman
Subject: 2023-025 Request for Official Plan Amendment - Second Request for Information and Material provided by applicant

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Hi again Rossalyn from Lavender Hill Road in Ward 2 in the Niagara Escarpment. Thank you for your prompt reply to my request yesterday for a link to the information and material the applicant provided with its requests. I said then it was great to see you landed the assignment to manage the current requests to amend the Official Plan and Zoning ByLaw for the Mary Street lands in Creemore. Of course, the Mary Street reference is hopefully incorrect. The east side of Mary Street is in private ownership now and the applicant does not own that frontage.

I have an idea for you to consider Rossalyn: Recharacterize the June 28 meeting as an Open House so the applicant can have an opportunity to share its scheme with the public and get an initial feeling about the public's response.

This is the prescribed information and material the applicant is obligated to provide. I repeat my request that you provide a link to the information and material that the applicant provided.

Thank you.

1. The name, address, telephone number and, if applicable, the e-mail address of the applicant.
2. The name of the municipality or planning board that is being requested to initiate the amendment to its official plan.
3. The date of the request to the municipality or planning board.
4. The name of the official plan requested to be amended.
5. A description of the subject land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers.
6. If known, the approximate area of the subject land, in metric units.
7. Whether the requested amendment changes, replaces or deletes a policy in the official plan.
8. If the answer to section 7 is yes, the policy to be changed, replaced or deleted.
9. Whether the requested amendment adds a policy to the official plan.
10. The purpose of the requested amendment.
 - 10.1 In the case of a requested amendment to a lower-tier municipality's official plan, the current designation of the subject land in the upper-tier municipality's official plan and an explanation of how the proposed amendment conforms with the upper-tier municipality's official plan.
11. The current designation of the subject land in the official plan and the land uses that the designation authorizes.

12. Whether the requested amendment changes or replaces a designation in the official plan.
13. If the requested amendment changes or replaces a designation in the official plan, the designation to be changed or replaced.
14. The land uses that the requested official plan amendment would authorize.
15. Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body, or other means.
16. Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.
17. If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed,
 - (a) a servicing options report; and
 - (b) a hydrogeological report.
18. Whether the subject land or land within 120 metres of it is the subject of an application by the applicant under the Act for,
 - (a) a minor variance or a consent;
 - (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
 - (c) approval of a plan of subdivision or a site plan.
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22. If the requested amendment alters all or any part of the boundary of an area of settlement in a municipality or establishes a new area of settlement in a municipality, the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.
23. If the requested amendment removes the subject land from an area of employment, the current official plan policies, if any, dealing with the removal of land from an area of employment.
24. An explanation of how the requested amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.

25. Whether the subject land is within an area of land designated under any provincial plan or plans.

26. If the answer to section 25 is yes, an explanation of how the requested amendment conforms or does not conflict with the provincial plan or plans.

26.1 A proposed strategy for consulting with the public with respect to the request.

27. An affidavit or sworn declaration by the applicant certifying that the information required under this Schedule and provided by the applicant is accurate.

O. Reg. 543/06, Sched. 1; O. Reg. 180/16, s. 11; O. Reg. 68/18, s. 13

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Best Regards

Art McIlwain



Rossalyn Workman

From: Art Mcllwain <[REDACTED]>
Sent: June 20, 2023 8:00 AM
To: Rossalyn Workman
Subject: 2023-025 Request for Official Plan Amendment - Second Request for Prescribed Minimum Information and Material Applicant Required to Provide

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Hi Rossalyn, from Ward 2 on Lavender Hill Road in the Niagara Escarpment. Thanks for your prompt advice to read the application in response to my second request for a link to the prescribed minimum information and material the Planning Act requires the applicant provide. I acted on your advice and read the application together with Celeste's Planning Justification Report referred to in it.

I now believe some of the minimal information and material the Planning Act requires the applicant to provide is missing, and some incorrect information is provided there. I expect that you and Celeste, who is the applicant's agent, will easily identify the defects when you read the application you advised me to read together with the Planning Act minimum requirements.

Rossalyn, I know you and the applicant's agent Celeste are both skilled and experienced planning professionals who have worked well together in good faith to assemble much useful information and material about the Official Plan Amendment that her principal requests you to initiate – just not some of the prescribed minimum information and material the Planning Act requires her principal provide.

An uncomplicated way to remedy the missing ***“proposed strategy for consulting with the public with respect to the request”*** for amendment suggests itself: consult with the community by recharacterizing the June 28 meeting as an Open House and schedule it to be held in Creemore. You and Celeste's principal would gain valuable insight that will be helpful preparation for the Public Meeting(s), while you go about curing the rest of the defects in what her principal has presented to date.

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Best Regards

Art Mcllwain
[REDACTED]

Rossalyn Workman

From: Art McIlwain <[REDACTED]>
Sent: June 20, 2023 8:00 AM
To: Rossalyn Workman
Subject: 2023-025 McIlwain Request for Notices

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Hi Rossalyn, please put me on your delivery list for notices in connection with this matter and advise me of the delivery of your staff report to the Council together with a link to the report in advance of meetings where it will be considered.

Best Regards

Art McIlwain
[REDACTED]

Rossalyn Workman

From: Art McIlwain <[REDACTED]>
Sent: June 20, 2023 10:00 AM
To: Rossalyn Workman
Subject: 2023-025 Reliance on 11.0 Official Plan

Follow Up Flag: Follow up
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Hi Rossalyn from Ward 2 in the Niagara Escarpment,

I am relying in part on this provision in the Official Plan in preparing comments for the June 28 meeting and believe that the secondary plans/comprehensive Official Plan amendments have not yet been undertaken.

11.9 SECONDARY PLANS Prior to the occurrence of major development on lands within the Future Development Area, Special Development Area and Recreational District boundary classifications on Schedules A through A14, and prior to the expansion of primary or secondary urban settlement areas beyond the boundaries delineated on Schedules A through A14, it is the intent of this Official Plan that secondary plans/comprehensive Official Plan amendments be undertaken which address the potential environmental/economic/social impact of future growth, and provide a rational policy framework for its occurrence. This detailed planning will establish the preferred land use pattern, road network, servicing approach and method of stormwater management for the area, and provide a framework which minimizes potential impacts on natural heritage resources and maintains consistency with the character of the surrounding urban or rural landscape. The preparation of secondary plans/comprehensive Official Plan amendments shall be guided by the intent and purpose of the policies of this Plan and shall be developed having regard for surrounding land uses; environmental constraints; the physical suitability of the land in relation to the contemplated servicing approach; public utilities, schools, parks and other community facility uses; major road systems particularly as they relate to accessibility and safety; housing types and projected population growth. During the planning for future development, the Township shall give full consideration to the adequacy of existing schools and the need for the expansion of existing education facilities and/or the identification of new school sites, in consultation with the public and separate school boards.

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Best Regards

Art McIlwain
[REDACTED]

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Regards and Be Safe

Art McIlwain
[REDACTED]