

EBR Posting Number	Purpose of the Regulation	Staff Issues
EBR RF06E0002	Proposed new Regulation to prescribe the transition provisions Bill 51 The proposed transition regulation will set out the rules for planning applications at the time of proclamation of the Act and would provide certainty regarding the processing and decision making of planning applications.	No anticipated Regional Issue
EBR RF06E0003	Proposed amendments to matters included in existing regulations regarding: • complete application • content of official plans • information and material to be developed in preparation of Official Plans <u>Complete application</u> To provide clarity and certainty the regulation proposes additional materials be considered part of a complete applications, such as, a planning justification report demonstrating that the application is consistent with the Provincial Policy Statement, 2005; conforms to or does not conflict with the applicable provincial plan or plans; and conforms to municipal Official Plans. A number of technical issues are also proposed to be addressed including the requirement of metric measurements. <u>Content of Official Plans</u> In addition to the matters already required for Official Plans in Section 16 of the Planning Act, the government proposes that additional matters be required in an Official Plan and would include: • Land use schedules; • Identification of definitive settlement area boundaries, where applicable; • Performance monitoring policies measuring the implementation of the Provincial Policy Statement, applicable provincial plan(s) and official plan	No anticipated Regional Issue

	policies; • Identification of the planning period for the official plan; and • Requiring the metric system to be used where measurements are included in the OP. <u>Information and materials to be developed in the preparation of OPs</u> The government is proposing that the minimum information and materials presently included in existing O. Reg. 198/96 be maintained, plus the following: • Background studies and reports to demonstrate consistency with the Provincial Policy Statement and conformity with (or not in conflict) provincial plan(s); • Housing, population, employment and land supply forecast; and • Requiring the metric system to be used where measurements are included in the OP.	
EBR RF06E0004	Proposed regulation regarding zoning with conditions. Bill 51, if passed, would provide the authority to establish a regulation that would set out the conditions that a municipality may impose as part of zoning approval provided that their official plan contains relevant policies. The conditions would need to be fulfilled and/or contained in a registered agreement on title of the land prior to the issuance of a building permit for the development. Proposed prescribed conditions include measures that: • are identified in studies completed prior to enactment of the zoning by-law (e.g. noise attenuation measures – on site and off site) • relate to the adequate provision of permitted hard services (e.g. water, waste, energy) • provide for energy conservation and alternative energy provisions (e.g. district energy) • mitigate development impacts affecting public health and safety (e.g. noise attenuation measures) • secure land dedication for road widening	No anticipated Regional Issue

	• ensure the orderly development of lands, buildings and structures (e.g. phasing requirements) • relate to performance criteria being met prior to building permit issuance and/or any on-going monitoring or maintenance requirements tied to a registered agreement • promote the maintenance, restoration or improvement of the diversity and connectivity of natural features and long-term ecological function and biodiversity of natural heritage systems • protect and enhance heritage, archaeological and cultural resources that maintain landscapes, buildings or structures • relate to open space (e.g. restrictions on impervious surface coverage) • relate to the provision of transportation and public transit infrastructure (e.g. intersection improvements, traffic signals) • relate to the provision of parking (e.g. execution of an agreement securing off-site parking spaces) • provide assessment and remediation of contaminated land (e.g. brownfield site clean up)	
EBR RF06E0005	Proposed regulation regarding Community Improvement Planning. Bill 51, if passed, would enable prescribed upper-tier municipalities to designate community improvement project areas for matters that are set out in the proposed regulation, such as regional transportation corridors; and/or regional infrastructure.	See comments in report - should be latitude to expand the issues of Regional interest through Regional Official Plan Amendment prior to enactment of Community Improvement Plan area bylaw

EBR RF06E0006	Proposed amendments to matters included in existing regulations regarding enhanced public record. <u>Enhanced Public Record</u> It is proposed that the following information and material be added to existing public record requirements, where applicable, to be forwarded to the approval authority and/or Ontario Municipal Board (OMB) in the case of an appeal to the OMB: • An affidavit or sworn declaration of an employee of the municipality or planning board certifying that requirements for the giving of notice and the holding of at least one open house have been complied with; • Additional information required as part of a complete application, including when it was submitted; • A copy of any written summaries of oral submissions made at a public meeting, where it is provided by the presenter; • A copy of those written submissions and comments received prior to council's decision; • A copy of the minutes of the public meeting, including the names of presenter, if any (where not currently required); • The decision of the municipal council or the approval authority; • A statement indicating how the decision of council is consistent with the Provincial Policy Statement and conforms or does not conflict with applicable provincial plan(s) that are in effect; and • Copy of municipal staff report/justification report.	No anticipated Regional issue with the regulation although Region did not agree with Bill 51 requirement that open houses be required for every OPA.
EBR RF06E0007	Proposed new regulation regarding the establishment of Local Appeal Bodies for minor variances and/or consent to sever Bill 51, if passed, would enable municipalities to establish a Local Appeal Body to hear appeals related to applications for minor variances and/or consents to sever. The proposed regulation would prescribe conditions on the establishment, composition and the operation of Local Appeal Bodies.	No anticipated Regional Issue

EBR RF06E0008	Proposed regulation regarding the timeframe for municipal council to consider new information and material from the Ontario Municipal Board (OMB). <u>Prescribed Timeframe for New Information before the Board</u> Bill 51, if passed, would limit information and material which may be heard at an OMB hearing to generally that information and material that was provided to a municipality before the council made a decision for official plan, zoning by-law and plan of subdivision matters. However, new information would only be permitted if the OMB were of the opinion that it was not reasonably possible to provide the information and material to the municipality prior to council's decision, or the information and material was introduced into evidence by a public body. If the OMB determines that the new information and material could have materially affected the council's decision, then it is required to provide council with an opportunity to reconsider its decision in light of the information and material and make a written recommendation to the Board. The proposed regulation would give municipal council 30 days to reconsider its decision on a plan of subdivision, official plan or zoning by-law application, based on new information and material, and provide a recommendation to the OMB.	See comments in report - timeframe should be extended to 90 days
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