



February 28, 2024

To Ms. Corrina Giles (cgiles@thebluemountains.ca), and Ms. Kyra Dunlop (kdunlop@thebluemountains.ca)  
Town Clerks, Town of the Blue Mountains for inclusion as Correspondence at the Meeting of Council on March 11, 2024, and,  
for pre-circulation to Mayor Matrosovs, Deputy Mayor Bordignon, and Councilors: Ardiel, Hope, Maxwell, McKinlay, and Porter.

Regarding: The Amendment to "Corporate Delegation by Council of Powers and Duties Policy",  
POL.COR.07.04 that was passed by the Council on February 27, 2024.

Dear Mayor, Deputy Mayor, and Councilors.

"Consent" is a term used in provincial planning legislation (Ontario Planning Act) to describe "the approval required to subdivide land without the requirement of a plan of subdivision. It is most commonly used to sever an existing lot or parcel into more than one lot". On Tuesday, February 27, 2024, The Blue Mountains Council passed an Amendment to the Town's "Corporate Delegation by Council of Powers and Duties Policy POL.COR.07.04" and chose the recommendation Option #1, as extracted from Page 3 of 4 of PDS.24.030, and attached, below:

PDS.24.030

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**Option #1 – Restrict the authority of staff to approve consents to applications that are 'uncontested' and for those that are 'contested', refer to the Committee of Adjustment for approval**

This direction would be consistent with the approach by municipalities surveyed in drafting this report. Most consent applications reviewed by staff would be considered 'uncontested' thus the administration involved this option is not significantly more than the recommendation. There may be some subjectivity in what is to be considered 'uncontested' but staff anticipate an administrative standard can be developed to support decision-making.

**Option #2 – Delegate consent approval authority to the Committee of Adjustment**

Delegating consent approval authority to the Town's Committee of Adjustment (COA) would revert to the previous practice at the municipality. Proceeding in this direction will not offer the same efficiencies relative to staff delegated authority, however, will be an improvement over the status quo. Only one COA meeting is required to review a consent application and for a decision to be made.

**Option #3 – Status Quo**

In compliance with the mandate of the Blue Mountains Watershed Trust Foundation to preserve and protect Watershed Ecosystems, we ask the Town to:

- 1. Delay the enactment of the Amendment** to allow the Staff to explain how, under the authority granted to the Director of Planning and Development, within, the provincially designated watercourses, wetlands, woodlands, and hazard lands, including legislated setbacks from them, will be protected, preserved, and enhanced by the Town. The Administrative standards promised in Option #1 to assist in "consent" decision-making have not yet been drafted or approved.
- 2. Please reconsider "Option #3 - Status Quo" as the interim step.** It is also a legitimate option.

Thank you,



Carl Michener, President