



# MINUTES

<b>Job Title:</b>	Town of The Blue Mountains Water and Wastewater Allocation Policy		
<b>Project Number:</b>	CA0007746.6435	<b>Date:</b>	Friday, July 12, 2024
<b>Time:</b>	10:00 AM to 11:30 AM	<b>Venue: Teams Meeting</b>	Microsoft Teams
<b>Purpose:</b>	Engagement Session #2 with Georgian Triangle Development Institute (GTDI)		

<b>ATTENDEES</b>		
<b>Name</b>	<b>Company</b>	<b>Email</b>
Jonathan Derworiz, Senior Planner	WSP Canada Inc.	<a href="mailto:Jonathan.derworiz@wsp.com">Jonathan.derworiz@wsp.com</a>
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Brian Worsley, Manager of Development Engineering	Town of The Blue Mountains	<a href="mailto:bworsley@thebluemountains.ca">bworsley@thebluemountains.ca</a>
Allison Kershaw, Manager of Water and Wastewater	Town of The Blue Mountains	<a href="mailto:akershaw@thebluemountains.ca">akershaw@thebluemountains.ca</a>
Jason Petznick, Communications Coordinator	Town of The Blue Mountains	<a href="mailto:jpetznick@thebluemountains.ca">jpetznick@thebluemountains.ca</a>
Pruthvi Desai, Manager, Capital Projects	Town of The Blue Mountains	<a href="mailto:Pdesai@thebluemountains.ca">Pdesai@thebluemountains.ca</a>
Kenneth Hale	Great Gulf	<a href="mailto:Kenneth.hale@greatgulf.com">Kenneth.hale@greatgulf.com</a>
Brittany Robertson	C.F. Crozier & Associates Inc.	<a href="mailto:brobertson@cfcrozier.ca">brobertson@cfcrozier.ca</a>
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Alex Drung	Reid's Heritage Homes	<a href="mailto:adrung@heritagehomes.com">adrung@heritagehomes.com</a>
Carrie Lamarche	Skyline Development	<a href="mailto:clamarche@SkyDev.ca">clamarche@SkyDev.ca</a>
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Andrew Pascuzzo	Pascuzzo Planning Inc.	<a href="mailto:andrew@pascuzzinc.ca">andrew@pascuzzinc.ca</a>
Kristine Loft	Loft Planning	<a href="mailto:kristine@loftplanning.com">kristine@loftplanning.com</a>
Ron Picot	Chestnut Park Real Estate	<a href="mailto:rpicot@rogers.com">rpicot@rogers.com</a>
Miriam Ortved	Lawyer	<a href="mailto:Mira.ortved@gmail.com">Mira.ortved@gmail.com</a>

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ITEM	ACTION
<p><b>1.0 INTRODUCTIONS</b></p> <ul style="list-style-type: none"> <li>Adam Smith of the Town of the Blue Mountains (the Town) introduced the engagement session.</li> <li>GTDI Introductions</li> <li>In response to a question, Jonathan Derworiz (WSP) noted that this session is not being recorded and that draft minutes will be circulated through Adam Smith by July 26, 2024.</li> </ul>	<p>WSP to prepare draft meeting minutes and submit to Town. Town to circulate to Engagement Session attendees by Friday, August 2, 2024.</p>
<p><b>2.0 WSP PRESENTATION ON DRAFT ALLOCATION POLICY AND EVALUATION CRITERIA</b></p> <ul style="list-style-type: none"> <li>Project Team</li> <li>Context &amp; Background</li> <li>What's Changed – Legislative Context</li> <li>What's Changed – Statutory Public Meeting</li> <li>What's Changed – Draft Policy and Criteria</li> <li>Implementation</li> <li>Next Steps</li> </ul>	<p>No Action</p>
<p><b>3.0 DISCUSSION</b></p> <ul style="list-style-type: none"> <li>– <b>Kenneth Hale (Comment): Concerned with the Policy and feels that Town staff can “extort” items out of the development process. This could include features, amenities, and/or infrastructure above and beyond what is required to fulfill <i>Planning Act</i> requirements. The Evaluation Criteria may be use in this regard and that the Official Plan is the primary lens used to evaluate land use decisions.</b></li> <li>– <b>Kenneth Hale (Comment): Questions the statutory and legislative authority of the Town to enact this policy and notes that, in his opinion, the Town did not have such authority prior to Bill 185 receiving Royal Assent.</b> <ul style="list-style-type: none"> <li>Adam Smith: The Evaluation Criteria associated with the Policy are intended to further encourage and amplify Official Plan directions i.e., regarding tree preservation and/or affordable housing. Prior to the Royal Assent of Bill 185, the Town had statutory authority to enact this Policy. The Town will be conducting a legal review of the Policy to confirm this in the coming weeks.</li> </ul> </li> <li>– <b>Kenneth Hale (Question): Why does the Policy go beyond the Official Plan? Notes that the potential for the Policy to go beyond the <i>Planning Act</i> is of significant concern.</b> <ul style="list-style-type: none"> <li>Adam Smith: It is not intended that the Policy and Evaluation Criteria go beyond the Official Plan and/or the <i>Planning Act</i>. This Policy is intended to amplify policies and directions prescribed by the Official Plan. This Policy is not intended to evaluate the merits of a development or application, as that is conducted pursuant to the <i>Planning Act</i>. This Policy may facilitate enhancements to an approved development at the time of Evaluation Criteria review. The allocation decision rests with administration.</li> </ul> </li> <li>– <b>Kenneth Hale (Question): Has the Province provided any guidance on the implementation of Bill 185 or its amendment to the <i>Municipal Act</i>?</b> <ul style="list-style-type: none"> <li>Adam Smith and Jonathan Derworiz: At this time, the Province has not issued related regulations or guidance on the implementation of this, or any other, amendment to the <i>Municipal Act</i>.</li> </ul> </li> </ul>	<p><b>The Town</b> to provide commentary on their statutory authority to enact this policy for the GTDI's understanding.</p>

- **Brittany Robertson (Comment):** Regarding the administration and implementation of Collingwood’s Servicing Allocation Policy, notes that the focus of this type of Policy is to support priority development projects in a manner that does not slow down other developments. Collingwood has not denied any applications.
- **Brittany Robertson (Comment):** Notes that assurances should be provided to developers that this Policy will not be used as blockade to prevent developments.
  
- **Brittany Robertson (Comment):** Notes that transparency regarding allocation forecasts should be provided i.e., there are 500 units available in Q1 2025, and this Policy will be used to strategically prioritize these units and not obstruct development. The amount of units available should be made available, and communicated, at the beginning of each year.
  
- **Kenneth Hale (Question): Will this Policy be used forever?**
  - Adam Smith: It is intended that this Policy would be used both in times of plenty and in times of servicing constraints.
  
- **Brittany Robertson (Question): Can the Policy be revised to explicitly state that it will not be used as a blockade or to stop development?**
  - Adam Smith: This is not a tool that will be used to stop development. It will be communicated to Council that this Policy shall not be used to stop development.
  
- **Patrick Crosby (Comment): Determining or confirming allocation provision post-detailed design of a development is too late in the timeline. The proposed timing of the Evaluation Criteria assessment is far too late in the process of application review and processing. This Policy needs to be predictable and transparent.**
  - Adam Smith: Town Staff would indicate servicing capacity as early as possible in the development process, for instance, at the pre-consultation stage. The Draft Policy and Evaluation Criteria will be reviewed to determine how phased developments will be contemplated. Delaying multi-phase developments is to be avoided.
  
- **Kristine Loft (Comment): Regarding Collingwood’s Policy and implementation, every submission for a development requires a Servicing Capacity Allocation Policy (SCAP) evaluation. The SCAP has integrated into the planning process in Collingwood and applicants want feedback on every submission so that improvements can be made. Collingwood Staff provide notes and feedback at every stage.**
  - Adam Smith: Comments and updates should be provided throughout the application submission and review.
  
- **Brittany Robertson (Comment): Completing the tasks outlined in the Evaluation Criteria costs money. The biggest cost of not meeting these goals is the development itself. Onus should be put on the Town to establish consistent and appropriate timelines for approvals, reviews, agreements, etc. If developers are required to meet timelines, then the Town should be as well.**
  - Adam Smith: From a customer service perspective, the Town understands that improvements can be made to the timelines for the review and processing of development applications. Timelines and

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<p>processes would need to be confirmed and standardized for this Policy.</p> <ul style="list-style-type: none"><li>– <b>Kenneth Hale (Comment):</b> There appears to be conflict between the <i>Development Charges Act</i> and the Evaluation Criteria. Would this Policy create conflict internally to the Town? GTDI will be obtaining a legal opinion on the statutory authority of this Policy and the implementation of amendments to the <i>Municipal Act</i>.<ul style="list-style-type: none"><li>• Adam Smith: The Town will be undertaking a thorough review of the legality and risk exposure relating to this Policy.</li></ul></li><li>– <b>Alex Drung (Question):</b> What are the implications for already approved applications? Are they grandfathered in? What are the considerations for draft-approved applications? There are concerns should this Policy apply retroactively.<ul style="list-style-type: none"><li>• Adam Smith: The trigger point for this Policy is a development agreement. If a development agreement has not been executed, then this Policy applies.</li></ul></li></ul>	
<p><b>4.0 PROJECT NEXT STEPS</b></p> <ul style="list-style-type: none"><li>– The proposed Policy and Evaluation Criteria will be presented to the Committee of the Whole on August 27, 2024.</li><li>– The proposed Policy and Evaluation Criteria is targeted for release for public comment on August 12, 2024.</li><li>– The final Policy and Evaluation Criteria will be presented at the September 9, 2024, Council Meeting.</li><li>– Comments can be submitted to the Town of the Blue Mountains via email.</li></ul>	<p><b>WSP</b> to circulate Draft Meeting Minutes one-to-two weeks following this meeting.</p>

These minutes are considered to be accurate recording of all items discussed. Written notice of discrepancies, errors or omission must be given within seven (7) days, otherwise the minutes will be accepted as written.