



2023 Conference & AGM



2023 Conference Package

"The Only Constant in Life is Change"



Registration Open
www.oaca.info

#OACA2023



June 4 – 7, 2023

Sheraton Fallsview Hotel
5875 Falls Ave
Niagara Falls, Ontario

Last updated: May 30, 2023

Welcome

Wow, we have done it. Hip, hip, hooray!

I want to welcome everyone to the 2023 Conference and Annual General Meeting, being held in Niagara Falls. We are slowly coming out of the trying times with COVID, and lots of changes to the Planning Act. Through the efforts of the OACA Board we have worked together to present an outstanding event for our members.

This year's conference will take place on June 4th through 7th at the Sheraton Fallsview Hotel in the beautiful City of Niagara Falls. Our goal is to bring together professionals from a variety of industries to share insights, collaborate on innovative ideas, and develop strategies for future success. Whether you are a new or returning Committee Member, or involved in the Committee of Adjustment in any capacity, this year's Conference has something for you and I encourage you to participate in this educational event! Knowledge is an invaluable resource that not only contributes to your professional development but also enhances the services that your municipality or business provides.

OACA would like to thank our 2023 Conference Sponsors for their generous donations in support of bringing this educational opportunity to you. This year, we are proud to thank the City of Niagara Falls (Platinum Sponsor), Turkstra Mazza (Gold Sponsor), and NPG Planning Solutions (Silver Sponsor) for helping to make this Conference a resounding success.

By attending the conference, you will have the opportunity to connect with other Committee of Adjustment members and professionals, learn from leading experts, and gain valuable knowledge and skills that can help you in your role.

Finally, a very warm welcome to those of you attending the conference for the first time.

Enjoy a great conference!

Sincerely,



Tonia Bennett
2022-2023 OACA President

Engage with OACA on social media

We enjoy seeing our
members learn and have fun!
Tag your posts and photos
using the hashtag
#OACA2023

OACA would like to thank the following conference sponsors who have generously provided financial or in-kind contributions to help make this conference a success!

Platinum Level Sponsorship



Gold Level Sponsorship

Turkstra Mazza

Silver Level Sponsorship

NPG ▶
PLANNING
SOLUTIONS

Event Registration

Registration for this event is available online. To take advantage of reduced member rates, please login to the OACA website prior to completing your registration. Please visit www.oaca.info to register or scan the QR code to go directly to the registration page.

Please note that the conference is now sold out!



Full conference fees:

Includes workshops, breakfast, breaks, lunch and Monday and Tuesday night events

- **Member rate:** \$695
- **Non-member rate:** \$895

One day registration fees (Monday or Tuesday):

Includes breakfast, workshops, breaks, and lunch for chosen day(s)

- **Member rate:** \$325
- **Non-member rate:** \$450

Companion fees:

- **Companion meal program:** \$220
Includes Monday and Tuesday breakfast and lunch, and Wednesday breakfast
- **Companion Monday night dinner:** \$86
- **Companion Tuesday night banquet:** \$105

Registration closed on May 22, 2023.

Refunds

Electronic refunds requested on or before May 22, 2023 will be processed (all refunds subject to administrative fee of \$25.00). Refunds are NOT available after May 22, 2023.

Digital Workshop Materials

All registered delegates will be emailed a link to the workshop materials at least one week prior to the conference. The link will be sent to the email address provided on your registration form.

Annual General Meeting (AGM)

On Monday, June 5 from 12:45 pm to 1:30 pm, OACA members will receive an update from the OACA Board, including an introduction to the 2023-2024 Board of Directors. We will also conduct the business of the Association, including the approval of the 2022 AGM Minutes and the 2022-2023 Annual Report. This meeting will also include a question and answer session.

Event Health and Safety

Participants' health and safety is our top priority! As of March 2023, we do not have any COVID-19 protocols in place for the in-person conference, however our conference planning team will be continuing to monitor the situation and will follow any provincial and municipal public health guidelines that are in place during the conference period.

Door Prizes

Door prizes are appreciated and add to some lunch time fun! Please drop off door prizes at the registration desk.

2022-2023 Annual Report

The 2022-2023 Annual Report will be available in May 2023. This report summarizes a year in review of your Board of Director's activities and accomplishments, including updates on administration, education, communications, conference/seminar, legislation, finance, governance and nominations.

Local Attractions

For delegates with companions joining them, we encourage companions to explore all of the various sights and attractions that the Niagara Falls area has to offer.

Local attractions include:

- Fallsview Indoor Waterpark
- Niagara Brewing Company
- Hard Rock Café
- Casino Niagara
- Niagara Skywheel
- Hornblower Boat Cruise
- Ripley's Believe It or Not
- Brock's Monument
- Laura Secord Homestead
- Chippewa Battlefield Park
- Niagara Military Museum
- McFarland House
- Old Fort Erie
- Niagara Falls History Museum

For things to see and do, please visit Niagara Falls Tourism: www.niagarafallstourism.com.

Event Contacts

For registration inquiries, please email contactus@oaca.info.

Sheraton Fallsview

5875 Falls Avenue, Niagara Falls, Ontario

Phone: 1-888-234-8407



Sheraton Fallsview Hotel is a premiere hotel with the Best Fallsviews! Fallsview guestrooms and suites offer floor-to-ceiling windows and balconies for spectacular views of the Falls. During your stay, indulge in a celebrity chef inspired menu at Massimo Italian Fallsview Restaurant, relax at Christienne Fallsview Spa, or visit Niagara's only Fallsview Rooftop Pool and Bar. The hotel offers indoor connections to Casino Niagara, Fallsview Indoor Waterpark, and the location in the tourist district is steps from attractions like Niagara's Iconic Boat Ride, Niagara Parks and a short drive to Niagara Wineries.

Book your accommodations online

Please note: To ensure you receive the best rate and receive the complimentary self-parking and waived resort fee, please avoid booking using third-party sites and book directly with the hotel using the special link above or by phone using the group code. If booking online using the link, it may appear that the parking and resort fee are applicable, but these fees will not apply.

Please note that the group rate ended May 5, 2023. To book a room, call the Sheraton Fallsview at 1-800-519-9911, advise you are with OACA conference, and ask for best rate available.

**DON'T WAIT TO MAKE YOUR RESERVATIONS!
THE GROUP RATE IS ONLY AVAILABLE UNTIL MAY 5, 2023**

Rates:

City View Room: \$119.00/night

Falls View Room: \$149.00/night

Pre and post event dates may be available based on availability, please phone the hotel directly to inquire. All accommodations are subject to applicable taxes and fees and are based on occupancy. Fees may be charged for additional persons in each room subject to hotel policy.

The resort fee and self-parking on-site are complimentary when using the OACA group rate.



FALLS AVENUE RESORT MAP LEGEND

FOOD & DRINK

- | | |
|---------------------------------|------------------------------------|
| 1 - Always Refreshing Soda Shop | 9 - Niagara Distillery & BBQ |
| 2 - Fallsview Buffet * | 10 - Niagara Vines Winebar |
| 3 - Freshii * | 11 - Perkins Restaurant & Bakery |
| 4 - Hard Rock Cafe | 12 - Prime Steakhouse † |
| 5 - Hard Rock Club & Patio | 13 - Rainforest Cafe |
| 6 - Hershey's Chocolate World | 14 - Starbucks - Two locations * † |
| 7 - Massimo's Italian | 15 - Sweet Jesus * |
| Fallsview Restaurant * | 16 - Terrace Food Court |
| 8 - Niagara Brewing Company | 17 - Wine Rack * |

HOTELS

- 18 - Clifton Victoria Inn at the Falls
- 19 - Crowne Plaza Fallsview
- 20 - Sheraton Fallsview
- 21 - Skyline Hotel & Waterpark

ATTRACTIONS

- 22 - Adventure City
- 23 - Casino Niagara
- 24 - Fallsview Indoor Waterpark
- 25 - Iwerks 4D Theatre

SPECIALTY

- 26 - Christienne Fallsview Spa *
- 27 - Conference Centre *
- 28 - Great Canadian Gifts *
- 29 - Maple Leaf Souvenirs †
- 30 - Parking Garage
- 31 - Skywalk

* Located inside the Sheraton Fallsview

† Located inside the Crowne Plaza Fallsview

[Click map above to open larger view](#)

This year OACA is proud to present 21 workshops:

Turkstra Mazza

AIRD BERLIS

AMO Association of
Municipalities Ontario

CITY OF Guelph
Making a Difference

Hamilton

Niagara Falls
CANADA

CITY OF Thunder Bay
Superior by Nature

VAUGHAN

THE CITY OF WINDSOR
ONTARIO, CANADA

Clarington

SGL
Planning & Design Inc.

Affordable Housing: Hamilton's Neighbourhood
Intensification Initiatives and Secondary Suites
Forgivable Loan Program

Ask an Expert: Lawyer Edition

Ask an Expert: Secretary-Treasurer Edition

Bill 276, the 2022 Planning Act Amendments: An Update
and Refresher

Chairing a Hearing and Adjudication Responsibilities:
Principles of Adjudication

Changes to the Conservation Authorities Act and
Potential Impacts to Local Decision-Making

City of Niagara Falls - Housing Directions Strategy

Codes of Conduct: Much More than Conflicts of Interest

Comprehensive Zoning Bylaw Review - City of Guelph

How to Address Public Concerns at a Hearing: What is
Relevant and What Isn't?

It's Not Always the Same Four Tests: 45(2) and the
Principle of Non-Conforming Rights

On Farm Diversified Uses

Overview of MPAC and our role in Severances and
Consolidations

Planning in the public interest: What to expect in 2023
and beyond?

Practical Guideline to Chairing a Hearing

Strong Mayor Powers and Potential Implications for
Committees of Adjustment

Summary of Legislative Changes - Bill 23

The Ontario Land Tribunal: A decision of your Committee
of Adjustment is appealed, what happens next?

Understanding Legal Survey Plans and Land Registry
Title Documents

Adapting to Housing Supply Action Plans:
Managing in a State of Flux

COUNTY OF Brant Simply Grand

Davies Howe
LAND DEVELOPMENT ADVOCACY & LITIGATION

GOWLING WLG

KRCM

LOOPSTRA NIXON LLP
BARRISTERS AND SOLICITORS

mpac MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Ontario Land Tribunal

THOMSON ROGERS
LAWYERS

Torkin Manes
Barristers & Solicitors

Turkstra Mazza



**Conservation
ONTARIO**

Workshops



City of Niagara Falls - Housing Directions Strategy

Brian Dick, MCIP, RPP, Senior Manager Policy Planning, Planning, Building & Development, City of Niagara Falls



To meet the Province's housing target of 8,000 new residential units by 2031, Niagara Falls Planning staff will highlight a host of initiatives that are or will be underway to provide the necessary affordable and attainable housing in their growing municipality.



Summary of Legislative Changes - Bill 23

Paula Boutis, Aird and Berlis LLP



Bill 23 is radically altering the planning landscape in Ontario, impacting numerous statutes, including the *Planning Act*, the *Ontario Land Tribunal Act*, and *Conservation Authorities Act*. Issues that will be addressed include the following:

- The removal of upper tier responsibility in planning decisions
- Third party appeals and costs awards at the Ontario Land Tribunal
- The role of conservation authorities
- Parkland dedication rules
- Impacts specific to Committees of Adjustment



Strong Mayor Powers and Potential Implications for Committees of Adjustment

Brendan Ruddick, B.A.(Hons), J.D., Loopstra Nixon LLP



This workshop will discuss the new "Strong Mayor" powers, introduced recently through the *Better Municipal Governance Act, 2022* and the *Strong Mayors, Building Homes Act, 2022*. A general review of the changes to the *City of Toronto Act* and *Municipal Act* will be provided, along with a discussion of potential implications for Committees of Adjustment.



Changes to the Conservation Authorities Act and Potential Impacts to Local Decision-Making

Angela Coleman, General Manager, Conservation Ontario

Leslie Rich, Policy and Planning Specialist, Conservation Ontario



What are Conservation Authorities (CAs) and how are they involved in the land use planning and the development review process? With the recent amendments to the Conservation Authorities Act how will CAs continue to support local decision-making?



This workshop will provide an overview of the role of Conservation Authorities in land use planning and how this work contributes to decision-making with the Committee of Adjustment. Get updated on the most recent amendments to the Conservation Authorities Act and how that may alter services provided to municipalities. Learn how Conservation Authorities are taking steps to improve client service and accountability; increase the speed of approvals; and reduce red tape and regulatory burden while protecting public safety and the environment. Come prepared with your general questions about the roles of CAs to get the most out of this session.



Adapting to Housing Supply Action Plans: Managing in a State of Flux

Amber Crawford, Senior Policy Advisor, Association of Municipalities of Ontario (AMO)



Since 2018 the province of Ontario has implemented three Housing Supply Action Plans and introduced multiple pieces of legislation that have changed the way municipal Councils are involved in the land use planning system.

Learn from the Association of Municipalities of Ontario (AMO) about the latest policy challenges that municipal governments are managing through in Bill 109 and Bill 23, from a financial, environmental, and livability perspective.

**Community Infrastructure and Housing Accelerator (CIHA)**

Carlos Salazar, Director of Planning and Infrastructure Services for the Municipality of Clarington

Justin MacLean, Manager of Strategic Initiatives for the Municipality of Clarington



Please note that this workshop has been cancelled.

**Planning in the Public Interest:
What to expect in 2023 and Beyond?**

Paul Lowes, Registered Professional Planner, OPPI President, Principal at SGL Planning & Design Inc.



Good planning is the key to building great communities. It's the informed thinking that is needed to plan successful and livable urban, suburban, and rural communities while balancing short-term and long-term public needs over the next two, 10, or 30 years. Bill 23 represents the single most significant transformation of Ontario's planning system in decades and fundamentally changes how land use planning is conducted in Ontario. As President of OPPI, Paul will present some of OPPI's submissions related to Bill 23 and discuss some of the implications of the Bill as they relate to public engagement, protection of the environment, coordination of infrastructure, and growth planning.

**Affordable Housing: Hamilton's Neighbourhood Intensification Initiatives and Secondary Suites Forgivable Loan Program**

Alana Fulford, Senior Planner, Planning Division, City of Hamilton

Kamba Ankunda, Senior Projects Manager, Housing Services Division, City of Hamilton



This workshop will discuss creating more affordable housing opportunities in Hamilton's neighbourhoods by increasing housing choice through zoning initiatives and the supply of affordable rental units through the Ontario Renovates Secondary Suite Forgivable Loan Program.

**It's Not Always the Same Four Tests: 45(2) and the Principle of Non-Conforming Rights**

Jacob Polowin, Gowling WLG



The concept of legal non-conforming rights (also known as "acquired rights" or "grandfathering") is an important, but often misunderstood aspect of land use planning. This workshop will discuss the current state of the law, and how the protections for legal nonconforming rights affect both landowners and approval authorities.



Overview of MPAC and our role in Severances and Consolidations

Shannon Long, Account Manager, MPAC

Alyssa Sarkis, Central Processing Facility (CPF) Supervisor,
MPAC



The Municipal Property Assessment Corporation (MPAC) creates and maintains a comprehensive database of information for each of the more than five million properties in Ontario. We invite you to get to know us and our work to support Ontario municipalities. Insights of interest to OACA members, such as the flow of data and MPAC's role in the severance and consolidation process, will be highlighted.



Bill 276, the 2022 Planning Act Amendments: An Update and Refresher

Sidney Troister, Senior Partner, Torkin Manes LLP



A brief history and explanation of the January 1, 2022 amendments will be provided, and how they affect the work of consent authorities. Sidney is the leading legal expert on Section 50 of the Planning Act, the lawyer behind the new amendments to the Planning Act, consultant to the Ministry of Municipal Affairs and Housing, the author of newly published 4th edition of "The Law of Subdivision Control in Ontario," and real estate problem solver and trouble shooter. He is a frequent and entertaining speaker at past OACA conferences.





On Farm Diversified Uses

Pam Duesling, PhD, MCIP, RPP, Ec.D., CMM3, General Manager of Development Services, County of Brant

Emily Sousa, MSc, RPP Candidate, Planner, County of Brant



In Ontario, many farmers diversify their land uses and revenue streams to achieve agricultural viability. Municipal zoning by-laws are the primary tool to permit these on-farm diversified uses (OFDUs) that are limited in size and scale and balance farmland preservation with agricultural compatibility and economic opportunities.

This session will explore the best practices and lessons learned for municipalities to ensure agriculture and OFDUs can thrive and co-exist based on research conducted at the University of Guelph.

Attendees will learn how municipalities are designing and implementing as-of-right zoning provisions and processes to allow new uses on farms and how the Committee of Adjustment decisions will need to consider the criteria and impacts of these uses to qualify them as an OFDU under provincial policies.



Practical Guideline to Chairing a Hearing

Andreas Petersen, Committee Chair, City of Thunder Bay
Committee of Adjustment



Andreas has 36 years of chairing Committee of Adjustment hearings and in this workshop, he will provide a practical guideline to chairing a hearing and will discuss how to overcome challenging situations.





Comprehensive Zoning Bylaw Review - City of Guelph

Abby Watts, Project Manager, Comprehensive Zoning Bylaw Review, City of Guelph

Elyssa Pompa, Policy Planner, City of Guelph



Abby and Elyssa will provide an overview of Guelph's experience adopting a new comprehensive zoning bylaw.

The City's zoning bylaw has not been comprehensively reviewed since 1995. Like many municipalities conducting reviews of their zoning by-laws, Guelph's objectives include removing outdated standards and addressing existing issues, updating regulations to reflect current practices and aligning regulations with Official Plan policy in order to facilitate development.

Guelph has taken a creative approach, designing one of Ontario's first hybrid form-based zoning bylaws with a focus on usability.

This workshop provides an overview of Guelph's experience writing a new zoning by-law, including opportunities, challenges and lessons learned.



The Ontario Land Tribunal: A decision of your Committee of Adjustment is appealed, what happens next?

David Brown, Member of the Ontario Land Tribunal



This workshop will include an overview of the Ontario Land Tribunal, including a review of the legislation under which the Tribunal functions, the matters that are adjudicated, and the process of getting an appeal to a hearing.

The workshop will provide a specific focus on Applications for Minor Variance and Applications for Consent with discussion about how Members adjudicate appeals and the considerations in arriving at their decision.



Chairing a Hearing and Adjudication Responsibilities: Principles of Adjudication

Nancy Smith, Turkstra Mazza Associates

Jennifer Meader, Turkstra Mazza Associates



This workshop will provide an overview of the responsibilities of chairing a Committee of Adjustment hearing, including adjudicative responsibilities, and techniques to uphold administrative justice in hearings.



Codes of Conduct: Much More than Conflicts of Interest

Suzanne Craig, Integrity Commissioner and Lobbyist Registrar,
City of Vaughan



The public's perception of ethical government decision-making for appointed members of Committees of Adjustment is critical to the level of public trust and engagement. This perception shapes the public's opinion about the work you do as government appointees, and ultimately, the Committees' performance. Perception of ethical decision-making can overshadow all other values of a Committee's work.

This session will review the role of the Integrity Commissioner and some of the rules of conflicts of interest that should be considered in your decision-making role.



Understanding Legal Survey Plans and Land Registry Title Documents

Maja Krcmar, Ontario Land Surveyor and Principal,
Krcmar Surveyors Ltd.



How do you read a Reference Plan? How do you read and interpret land registry office documents, such as parcel registers? These are just a few of the questions that will be answered in this workshop on understanding legal survey plans and land registry title documents.

The presentation by Maja Krcmar, an Ontario Land Surveyor, will incorporate numerous samples of different legal survey plans and will describe how to interpret the information on these plans.



How to Address Public Concerns at a Hearing: What is Relevant and What Isn't?

Denitza Koev, Partner, Municipal and Planning Law,
Thomson Rogers



This workshop will review the relevance of various issues and concerns raised by objectors during the hearing of minor variance applications. We will look at cases where public concerns have been determinative of applications and cases where certain concerns have been deemed irrelevant. Member participation will be encouraged during a group discussion format.



Ask an Expert: Lawyer Edition

Aaron Platt, Partner, Davies Howe LLP



Aaron Platt is ready to answer your hot municipal law questions, focusing on Committee of Adjustment and Land Division Committee questions.

Please submit your questions contactus@oaca.info by May 25, 2023. Questions from the floor will be taken during remaining time.

**Ask an Expert:
Secretary Treasurer Edition**

Christine Vigneault, Manager of Development Services and
Secretary- Treasurer, City of Vaughan

Trista Di Lullo, Secretary-Treasurer, Committee of Adjustment
Council and Committee Coordinator, City of Guelph

Jessica Watson, Secretary-Treasurer, City of Windsor



This interactive session, geared towards Secretary-Treasurers, will focus on the administration of Committees, including standard practices, updates required due to changes in legislation, online initiatives and process enhancements.

A survey will be sent out prior to conference so that attendees may ask questions in advance or request clarification on particular aspects of administration.



Sunday, June 4	4:00 PM – 8:00 PM	Registration – Great Room Foyer
	7:00 PM – 11:00 PM	Welcome Reception – Niagara Distillery
Monday, June 5		Tuesday, June 6
8:00 AM – 10:00 AM	Registration Great Room Foyer	8:00 AM – 10:00 AM Registration Great Room Foyer
7:00 AM – 9:00 AM	Breakfast Great Room B	7:00 AM – 9:00 AM Breakfast Great Room B
8:30 AM	Conference Opening Great Room B	
9:00 AM – 10:15 AM	Workshop	9:00 AM – 10:15 AM Workshop
10:15 AM – 10:30 AM	Comfort Break	10:15 AM – 10:30 AM Comfort Break
10:30 AM – 11:45 AM	Workshop	10:30 AM – 11:45AM Workshop
Noon – 1:30 PM	Lunch Great Room B	Noon – 1:00 PM Lunch Great Room B
12:45 PM – 1:30 PM	AGM: Approval of the Annual Report, Member Q&A Session, Motion to Close the AGM Great Room B	1:00 PM – 1:15PM Comfort Break
1:30 PM – 1:45 PM	Comfort Break	1:15 PM – 2:30 PM Workshop
1:45 PM – 3:00 PM	Workshop	2:30 PM – 2:45 PM Comfort Break
3:00 PM – 3:15 PM	Comfort Break	2:45 PM – 4:00 PM Workshop
3:15 PM – 4:30 PM	Workshop	6:00 PM Banquet/Cash Bar Great Room B 7:00 PM Dinner and Dancing Great Room B
6:00 PM	Dinner - Great Room B *Delegate evening to explore Niagara Falls	
9:00 PM – 11:00 PM	Social Hard Rock Club	
Wednesday, June 7	7:00 AM – 9:00 AM	Breakfast – Great Room B
	8:30 AM	Conference Closing Ceremonies – Great Room B