



# Planning administration & legislation - Part 2

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*(The following is a continuation of the article published in the last issue of Municipal Leader. It deals with excerpts from the position paper drafted by the MMAA committee that reviewed Planning Administration and Legislation issues. Last issue's article dealt with the role of the Provincial Government.)*

## 2. Integrating Planning

While integration of the planning process, to ensure that input is received from a wide cross section of stakeholders has merit; the MMAA would not support legislative changes that would require the mandatory involvement of other entities.

The MMAA recognizes that the advantage of regional planning including a greater resource pool and the potential

for increased specialization of staff is undeniable. The drawbacks however include the creation of yet another level of bureaucracy that may impede the administration of planning legislation. As a result, the MMAA is of the opinion that partnerships should not be forced together but evolve through need and desire. If a region sees merit in expanding its boundaries to accommodate new partners, the MMAA would be supportive.

***The MMAA would not, however, support the practice of imposing regional planning.***

One of the greatest barriers to the creation of voluntary regional planning entities is the competitive nature of Manitoba communities. The establishment of a tax/revenue sharing agreement would reduce this competitiveness and clear the way for greater cooperation on planning issues.

***The MMAA would support legislation that provided strong incentives for the establishment of tax sharing agreements.***

## 3. Planning Administration

Municipal administrators and their staff are impacted in a number of ways by the administration of planning legislation whether it be dealing with day to day administrative tasks or providing a responsive user friendly service to all who require assistance.

The MMAA proposes that the following steps are taken or current practices are maintained in order to supply the most efficient and effective

form of planning administration.

- ***Zoning By-laws – Creating a standardized zoning by-law across any given planning district.***

The creation of such zoning by-laws would be beneficial from both the planning and economic development perspectives. The MMAA realizes that standard by-laws may be difficult to achieve because of political considerations, local factors and needs. However, creating one document that includes a regional perspective and that can accommodate local conditions would be helpful in establishing a truly regional plan.

- ***Variances – Council should be permitted to delegate variance orders (to a maximum of 20%) to staff.***

- ***Conditional uses – the current process is acceptable to the MMAA with the provision that steps are taken to provide additional educational opportunities for Council, Staff and the Public.***

Such opportunities would provide the information required for all stakeholders to understand not only what the process is but also how it operates and what results should be expected.

***The MMAA supports councils' continued involvement in the conditional use process. The MMAA also supports the policy under which no appeal process is provided for a decision of Council.***

- ***Subdivisions – A process needs to be adopted that provides the authority for staff at both the Local Government level and the Provincial Government level, to deal with the approval of straightforward, non-controversial subdivisions that comply with zoning by-laws and development plans.***

- ***Development Agreements – The MMAA would support the creation of comprehensive development agreements on a variety of planning issues.***

Such agreements would provide a vehicle that would ensure that the spirit and intent of local development plans and zoning by-laws are met.

- ***Enforcement – The MMAA would support the introduction of a common offense notice for the use in by-law enforcement.***

As mentioned in Part 1, in our position paper the MMAA encouraged all stakeholders to carefully consider these recommendations, reminding them that this comes from, perhaps, the one group most closely involved in the establishment and administration of municipal plans. ●