

# JOE NETHERY **BES, MPA, MCIP, RPP**

Joe Nethery is a Registered Professional Planner (RPP) in his seventeenth year of practice. He has experience identifying the issues, challenges and opportunities on both sides of the counter in policy, implementation, and development planning.

## SELECTED PROJECT EXPERIENCE

### Development Planning

Nethery Planning is currently providing development application facilitation for a range of private clients. Work includes preparing Planning Justification Reports, coordination of mapping, arranging for notification, preparing and delivering presentations to committees and councils, and coordination of subconsultants where needed. Sample projects include:

- A mixed use residential and commercial subdivision in the Town of Innisfil.
- A medium density residential subdivision in the Town of Penetanguishene.
- A recreational commercial redevelopment in the Town of Wasaga Beach.
- A farm consolidation severance and expansion of legal non-conforming use in the Township of Springwater.
- A "missing middle" infill housing conversion in the City of Barrie.
- An infill one lot severance in the Township of Tay.

In his role as the Manager of Community Planning for Halton Region, Joe led the service team coordinating commenting on over 900 planning applications every year, as well as civil engineering approvals for new infrastructure built to service approved developments. Application review included all planning application types, from Regional Official Plan Amendments down through over 900 applications led by the local (lower-tier) municipalities including Official Plan Amendments, Zoning By-laws, Plans of Subdivision/Condominium, Site Plan Approvals, Minor Variances, Consents, and Niagara Escarpment Plan Development Permits and Plan Amendments.

At the Town of Oakville, Joe provided strategic advice and inputs into the review of dozens of development applications (Draft Plan of Subdivision, Zoning By-law Amendments, Site Plan Applications, and Minor Variances) to the various planners on file.

### PROFESSIONAL BACKGROUND

Manager of Community Planning/Priority Development Projects, Halton Region (2018 - 2023)

Senior Project Manager, WSP Canada (2016 - 2018)

Manager, Zoning By-law Project, Town of Oakville (2011 -2016)

Planner, Meridian Planning Consultants (2006 - 2010)

Planner, McCormick Rankin Cagney (Work Exchange), (2007 - 2008)

### PROFESSIONAL AFFILIATIONS

Member, Canadian Institute of Planners (2008)

Registered Professional Planner Ontario Professional Planners Institute (2008)

Member, West End Homebuilders Association (2024)

### EDUCATION

Master of Public Administration, University of Western Ontario (2011)

Bachelor of Environmental Studies (Honours Planning, Cooperative Stream), Political Science Minor, Specialization in Environmental Management, University of Waterloo (2005)

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## Official Plans and Secondary Plans

Under previous employment, Joe acted as project manager for multidisciplinary policy studies across the Greater Golden Horseshoe. His projects transitioned across the Provincial Plans updates of 2017 and required adjustment in order to account for those changes.

- Town of Bradford West Gwillimbury Official Plan Review (included a growth management study, employment lands study, and implementation of seniors housing and downtown renewal studies, in addition to conformity with Provincial and County plans). Joe completed phases one (targeted OPAs) and two (directions report and the first draft Official Plan) prior to leaving the company.
- Town of Lincoln Prudhommes Secondary Plan Review (included seven different disciplines and subconsultants). Joe oversaw all work through to creation of final draft documents for adoption by Town Council.
- City of Hamilton Elfrida Growth Area Studies (included ten different disciplines and subconsultants). Joe oversaw preparation of an existing conditions report, three recommended land use concepts, and a draft planning justification report.

## Special Studies

Joe has been tasked with preparing focussed interest reports on challenging policy planning matters for municipalities.

### Town of Oakville – Radiocommunications Facilities Study

Joe coordinated the preparation of a Council approved procedure to guide municipal comments on radio communications facility (cell phone towers) installations. This project included public consultation, two draft “protocols” for Council consideration including staff reports, establishing and maintaining relationships with external stakeholders (including public health industry and Industry Canada contacts) providing support for Council meetings in 2012.

### Township of Oro-Medonte – Water Taking as Land Use: Options for Municipalities

At the request of the Township; Joe wrote a report outlining the history of large-scale water takings as a planning issue in Ontario. The project required archival and policy research; telephone interviews with Provincial and interest group officials. The report detailed several steps the municipality could take regarding the issue. The report was received by the Township and honoured with a writing award from the University of Waterloo.

## Municipal Zoning By-laws

Joe is a veteran of 15 comprehensive and area-specific zoning by-law reviews, and major zoning studies. In his position with the Town of Oakville, Joe oversaw a seconded project team spanning multiple departments, plus two consultant contracts. The project included the preparation of ten technical papers, four full drafts of the By-law, a companion Official Plan Amendment, and a consultation exercise with 52 events and over 1,300 individual points of contact. The “inZone project” won the Ontario Professional Planners Institute 2015 Excellence in Planning Award for municipal statutory projects.

At WSP, Joe was also retained by Halifax Regional Municipality to provide strategic zoning advice related to launching a by-law consolidation exercise, and was a senior advisor to Rocky View County (Alberta) in their Land Use By-law Review.

Under previous employment, Joe led or had major content production responsibilities for the following zoning projects:

- Town of Aurora (employment lands review)
- Town of the Blue Mountains
- City of Brampton (special studies and comprehensive review)
- Town of Bradford West Gwillimbury
- Town of Cobourg (Cobourg East)
- City of Greater Sudbury
- Town of Halton Hills
- City of Markham (on-demand review and special studies)
- Municipality of Meaford
- Municipality of Port Hope
- Township of Sequin
- City of Thorold
- City of Vaughan
- Town of Whitchurch-Stouffville

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## **Tribunal Hearings**

Joe has been qualified as an expert in land use planning before the Niagara Escarpment Hearing Office and Ontario Municipal Board.

### **Expert Witness**

- Niagara Escarpment Hearing Office, August 2018, for Halton Region (proposed rural severance in the City of Burlington)
- Ontario Municipal Board, March 2016, for the Town of Oakville (complete residential zone standards in the Town of Oakville Zoning By-law)
- Ontario Municipal Board, February 2015, for the Town of Oakville (minor variance, employment lands size maximums)

### **Settlements, Affidavits**

- Multiple settlements related to the Town of Oakville Zoning By-law, 2014-2016 (dozens of site-specific issues, employment zone permissions, general provisions)

### **Environmental Assessments**

Joe assisted Meridian's partners in completing socio-economic impact assessment reviews. Coordinated field surveys, policy and regulatory reviews. Worked alongside with participating senior members of the project team with public consultation. Environmental Assessments Projects included:

- Highway 26 – Clearview Township/Stayner to Thornbury
- Highway 69 – Nobel (Parry Sound) to Cranberry
- Highway 89 – Simcoe County (Highway 400 to Rosemont)
- Halton Region BRT – Dundas Street

## **Mineral Aggregate Planning**

Joe is one of only a handful of planners in Ontario with experience coordinating public agency technical review of proposals for new mineral aggregate extraction. In his role at Halton Region, Joe chaired the "Joint Agency Review Team" consisting of staff from each municipal agency and the Niagara Escarpment Commission with interest in the proposal. This involved coordination of both staff and retained technical experts (over a dozen on each file), coordination and working meeting facilitation with applicants and their technical experts, and public engagement and education. Joe prepared all public sector staff reports and delivered presentations to Halton Regional Council on the applications.

- Reid Road Reservoir Quarry, (2018-2021), Town of Milton (only the second proposal in Ontario to be designated as an undertaking under the *Environmental Assessment Act*).
- Burlington Quarry Expansion (2019-2023), City of Burlington
- Milton Quarry East Expansion (2020-2023), Town of Halton Hills

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## PRESENTATIONS

- "Comprehensive Zoning By-laws." Mohawk College, Introduction to Planning and Government class, Hamilton Ontario, November 9, 2023
- "YorkTrax (York) and DATS (Halton) Application Review Software." 2019 OPPI Conference, Toronto, October 3, 2019
- "Zoning is Fun." University of Waterloo, PLAN 403 class, Waterloo, Ontario, February 14, 2019
- "Implementation." Dalhousie University, PLAN 5102 class, Waterloo, Ontario, October 6, 2017
- "Best New Zoning By-laws of 2015." Ontario Professional Planners Institute Annual Conference, Toronto, October 8, 2015
- "Strategy and Justification for Zoning Recommendations." Insight Land Development and Planning Forum, Toronto, June 17, 2015
- "Town of Oakville GIS-based Zoning Web Mapping Application." ESRI Canada Users Conference, Toronto, October 7, 2014
- "Changes Ahead: Dispatches from the Future of Zoning." Canadian Institute of Planners Annual Conference, Vancouver, July 7, 2013
- "All About Zoning." Online presentation for the Town of Oakville, February 2013
- "Six-plus Years of the Development Permit System: Experiences, Examples, and Still Some Skepticism." Ontario Professional Planners Institute Annual Conference, Ottawa, October 13, 2011
- "The Development Permit System: A New Planning Tool for the Design Minded." Creative Cities Conference, London, Ontario, May 10, 2011
- "The \$6 Million Comma: Communications in Planning." University of Waterloo, PLAN 102 class, Waterloo, Ontario, February 12, 2006

## PUBLICATIONS

- inZone [OPPI award summary article]. *Ontario Planning Journal*, 31(1) (January/February 2016), 6-7
- Evolution of zoning. *Ontario Planning Journal*, 31(1) (January/February 2016), 13-14
- The Denhez decision: Zoning regulations define character. *Ontario Planning Journal*, 28(5) (September/October 2013), 7
- Ontario's Development Permit System: Hypothesizing its absence. *Ontario Planning Journal*, 26(2) (March/April 2011), 9-10
- The Green Energy Act and its effect on Building Permits. *Ontario Building Officials Association Journal*, 86 (June 2010), 30-31. Co-authored piece
- Water taking as a land use: Options for municipalities. *Ontario Planning Journal*, 19(3) (May/June 2004), 21-24. Co-authored piece