



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Municipality of McDougall

Official Plan Review

Section 26 Special Meeting

Wednesday, June 23, 2021

MHBC Planning Limited

Project Team



Planning Team

Jamie Robinson, Partner
Wes Crown, Associate
Patrick Townes, Associate
Jonathan Pauk, Planner

Technical Team

GIS, AutoCAD

Planning Department

Lori West, Clerk / Planner
Tim Hunt, CAO/ Director of Operations

Municipal Departments

Public Works, Parks and Recreation, Administration

Municipal Council

Purpose of Meeting

- A Section 26(3) Meeting is required under the Planning Act to provide members of the public an opportunity to make comments on revisions that may be required to the Official Plan.

Official Plan Review

- The Official Plan (“OP”) is the primary tool for implementing the Township’s goals and objectives.
- The current OP was adopted in 2005 and approved in 2006 and has been subject to several amendments over the years.
- The *Planning Act* requires that the OP be reviewed and updated to ensure it conforms to Provincial Plans and is consistent with the Provincial Policy Statement.
- The new OP will guide all land use planning and development decisions in the Township for the next 20 years.

Preparation of the New OP

- There are several Provincial planning documents that form the basis for land use planning in Ontario.
- The Municipality of McDougall Official Plan is required to be consistent with and have regard to:
 - The Planning Act
 - Provincial Policy Statement, 2020
 - Growth Plan for Northern Ontario, 2011

Planning and Policy Areas

- The new OP will provide guidance on:
 - Achieving sustainable development;
 - Delivering a sufficient supply of homes;
 - Building a strong and competitive local economy;
 - Ensuring the vitality of settlement areas and promoting healthy and safe communities;
 - Promoting sustainable transport;
 - Supporting high quality communications;
 - Making effective use of land;
 - Achieving well-designed places;
 - Conserving and enhancing the natural environment;
 - Conserving and enhancing the historic environment,
 - Meeting the challenge of climate change; and,
 - Facilitating the sustainable use of aggregates.

Planning and Policy Areas

- The OP will also address a comprehensive list of policy and mapping issues including:
 - Shoreline development;
 - Development on private roads and right-of-way's;
 - Affordable and attainable housing;
 - Short term rentals;
 - Cannabis production facilities;
 - Development on partial servicing in Nobel;
 - Source water protection and best practices; and,
 - Ensure consistency between mapping schedules and Official Plan policies.

Opportunities for Comments

- The Municipality encourages everyone to get involved and provide input and comments throughout the process.
- There will be opportunities for input and comments throughout the OP Review.
- The following consultation schedule is anticipated for the project:
 - Public Comment Period (July and August, 2021);
 - Open House (October, 2021); and,
 - Statutory Public Meeting (November, 2021).
- Project information will be made available on the Township website throughout the process

OP Review Timeline

		2021										2022							
		APR	MAY	JUNE	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT
#																			
PHASE ONE - OFFICIAL PLAN REVIEW																			
1	Start-Up Meeting (Teams)	█																	
2	Special Council Meeting		█																
3	Consultation with MMAH			█															
4	Background Study Review	█	█	█	█														
5	Draft Background Report				█														
6	Public Comment Period				█	█													
7	What We Heard Report to Council						█												
8	Draft OPA						█	█											
9	Open House							█											
10	Public Meeting under Planning Act								█										
11	What We Heard Report to Council								█										
12	Preapre Final OPA								█										
13	Council Adoption									█									
14	Submission for Approval									█									
PHASE TWO - OP APPROVAL																			
15	MMAH review and approval process																		APPROVAL
16	Reporting & Discussions with Staff																		
17	Meeting with Council regarding proposed Modifications																	█	
18	Report to Council regarding Notice of Decision																	█	
19	Approval																	█	█

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THANK YOU

QUESTIONS/COMMENTS