



# Open House

## Official Plan Review

Wednesday, June 15, 2022

# Project Team



## **Planning Team**

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

## **Technical Team**

GIS, AutoCAD

**Urban Design, Landscape Architecture, Cultural  
Heritage**

## **Planning/Building Department**

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

## **Municipal Departments**

Public Works, Parks and Recreation, Administration

## **Municipal Council**

# Purpose of Meeting

- To provide an update on the Official Plan Review project.
- To collect further input and to generate discussion on the new Official Plan.
- To ensure any questions or comments are addressed.
- To outline next steps and approval targets.

# Project Outline

## Phase 1

### Background Research (Complete)

- Review Background Information, Provincial Legislation and Plans
- Background Report, First Public Comment Period

## Phase 2

### Draft Official Plan (February 2022 – June 2022)

- Preparation of Draft Official Plan
- Receive Comments and Feedback on Draft Official Plan
- Ministry Review of Draft Official Plan
- Public Open House

## Phase 3

### Final Official Plan (July 2022 – September 2022)

- Review Ministry Comments and Prepare Final Official Plan
- Statutory Public Meeting
- Adoption of Official Plan

# Why is the Official Plan Important?

- 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.

# 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.

# Key Updates

- Updated and reorganized the Consent and Plan of Subdivision policies. (Section 8.1)
- Services policies are consistent with the PPS in terms of new development on partial services. (Section 8.2)
- Implemented new Wildland Fire policy and mapping. (Section 8.3)
- Maintained restrictions for boathouses on shorelines. (Section 11.6.3)
- Makes reference to the shortage of marinas in the Township and encourages new opportunities to provide access to Georgian Bay. (Section 11.7.2.18)

# Key Updates

- Included a target of 10% for all residential development to be affordable housing. (Section 13.1.4)
- Added policies and criteria for Additional Units - previously Secondary Dwelling Units. (Section 13.2)
- Updated the Natural Heritage policies of the Plan to reflect the 2020 PPS and the latest legislation. (Section 14)
- Updated the Mineral Aggregate Resources policies of the plan to reflect the 2020 PPS and the latest legislation. (Section 15)



# Key Updates

- Updated the Rural policies in Section 19.1 of the Plan to include:
  - New list of permitted uses;
  - New quarries to require an OPA;
  - Specific policies for Rural subdivisions; and,
  - Policies to address and evaluate new commercial, institutional, industrial uses.
- Updated the Waterfront policies in Section 19.6 of the Plan to include:
  - Recognize need for additional marinas on Georgian Bay, Mill Lake and Manitouwabing Lake;
  - Policies for expansion, new and conversions of Tourist Commercial Uses;

# Key Updates

- Continues to encourage development within Settlement Areas. (Section 19.15)
- Updated to reflect anticipated development on the Akzo Nobel Lands. (Section 20.2)
- New policies for Site Plan Control areas and applications. (Section 21.5)
- Section 19.13.2 updated to address comments received from the Lorimer Lakes Association.

What changes/revisions do you like  
in the draft Official Plan?

Are there items that still need to be addressed in the draft Official Plan?

Are you able to read and interpret the  
draft Schedules?

Any other comments or discussion topics?

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