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A R C H I T E C T U R E

Municipality of McDougall

Official Plan Review First Draft of Official Plan

Wednesday, February, 2022

Purpose of Meeting

- To provide an overview of the key changes made to the First Draft of the Official Plan.
- To collect further comments prior to circulating the First Draft of the Official Plan to the Ministry for their review.
- To remind members of the public that comments can be provided on the First Draft of the Official Plan, for the consideration of staff when preparing the next Draft.

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 was updated to be consistent with and have regard to:
 - The Planning Act
 - Provincial Policy Statement, 2020
 - Growth Plan for Northern Ontario, 2011

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;
 - Section 19.13.2 to address comments received from the Lorimer Lakes Association;

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)

Next Steps and Targets

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
- Open House and Statutory Public Meeting

Phase 3

Final Official Plan (July 2022 - August 2022)

- Preparation of Final Official Plan
- Adoption of Official Plan

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THANK YOU

QUESTIONS/COMMENTS