



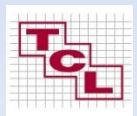
Official Plan and Zoning By-law Review

October 29, 2015



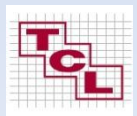
Spanish Planning Program

- Process
 - Phase 1: early provincial consultation
 - Phase 2: Background research and preparing community profile
 - Phase 3: Prepare working draft of Official Plan and hold consultation with public and MMAH
 - Phase 4: Revisions, circulation preparation of final Plan and further public consultation
 - Phase 5: Zoning – working sessions, drafting by-law and public consultation



Structure of Official Plan

- The Plan and its Purpose
- Interpretation
- Housing and Growth Management
- Community Development
- Public Service Facilities and Infrastructure
- Economic Development
- Recreation, Leisure, Cultural and Educational Services
- Healthy Communities
- Coordination
- Natural Environment
- Mineral Aggregate Resources
- Minerals
- Cultural Heritage Resources
- Planning Tool Kit

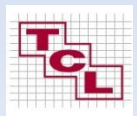


The Plan and its Purpose

- Provide policy framework for growth and development for next 20 years (2015-2035)
- Sets out key objectives:
 - ✓ Positive planning environment
 - ✓ Forum for community dialogue
 - ✓ Compatible land uses
 - ✓ Focus on growth in Urban Settlement Area
 - ✓ Safe livable community
 - ✓ Conserve natural and heritage resources
 - ✓ Optimize infrastructure
 - ✓ Sustainable growth and development

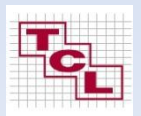
Interpretation

- Procedures for compliance with timelines and requirements of Planning Act
- All decisions to be consistent with PPS
- Provisions relating to requirements and exemptions for amendments



Housing and Growth Management

- Provide for full range of housing types and densities including second units
- 25% of housing for affordable income groups
- 50% target for intensification in Urban Settlement Area
- Work with ADSAB for affordable housing
- Encourage mixed-use and adaptive re-use



Community Development

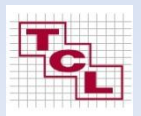
- Sets out land use designations for Urban Settlement Area and Rural Development Area
- Urban Settlement Area:
 - ✓ Full range of residential dwelling types
 - ✓ Full range of commercial uses along Highway 17 in Commercial designation
 - ✓ Waterfront Commercial for tourist-oriented uses: highlight importance of Municipal Marina
 - ✓ Service Commercial / Light Industrial: Focus on highway commercial trade and light industrial uses

Community Development

- Industrial:
 - ✓ Establish criteria for development of industrial/business park in Urban Settlement Area or Rural Development Area
 - ✓ Ensure adequate separation distances between incompatible land uses

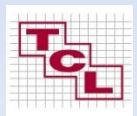
Community Development

- Parks and Open Space applies to both Urban Settlement Area and Rural Development Area
- Uses include parks and open spaces, beaches, cemeteries and private and public recreation facilities



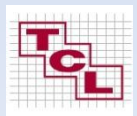
Community Development

- Rural Area uses:
 - Forestry
 - Mineral Aggregate Resources
 - Minerals
 - Natural Environment
 - Crown Lands
 - Agriculture
 - Limited Residential
 - Hunt camps, kennels, communication facilities, portable asphalt and concrete plants
 - Recreational vehicles



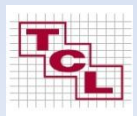
Community Development

- Restricted Open Space
 - Applies to islands only
 - Conserve natural environment attributes
 - Development on patented lots or by severance on one hectare lots
 - OPA for commercial development or more than three residential lots
 - Require mainland docking



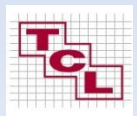
Lakeshore Development

- Applies to inland lakes and North Channel shoreline (mainland)
- Retain naturalized shoreline with 30 metre setback
- Development only on lakes with capacity
- Permit water access lots for cottages
- Permit sleep cabins as accessory use
- Lake Management Plans as tool to manage shoreline development on lakes with pressure for development



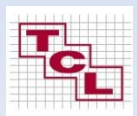
Community Design Principles

- Objective to provide for high quality development for such matters as:
 - ✓ Energy conservation in building design
 - ✓ Pedestrian-friendly design
 - ✓ Control of storage containers
 - ✓ Conserve architectural heritage
 - ✓ Design with nature
 - ✓ Provide for stormwater management and protection of groundwater resources



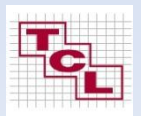
Public Service Facilities and Infrastructure

- Water, sewage and waste management facilities generally adequate
- Plan focuses on optimizing existing infrastructure
- Transportation services:
 - MTO approvals for provincial highways
 - Municipal roads to Town standards
 - No new private roads except for condominiums
 - Protect infrastructure corridors and wellhead protection areas
- Coordinate Infrastructure planning with Asset Management Plan



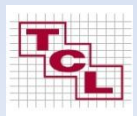
Economic Development

- Spells out economic development strategy:
 - ✓ Comply with objectives of Growth Plan for Northern Ontario
 - ✓ Encourage/facilitate economic diversification
 - ✓ Provide municipal infrastructure to support development
 - ✓ Build healthy community
 - ✓ Facilitate renewable energy projects that comply with prov'l & municipal standards



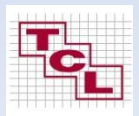
Recreation, Leisure, Cultural and Educational Services

- Intent of Plan to provide full range and equitable distribution of publicly accessible recreation and leisure facilities and programs
- Work towards Master Plan for parks, recreation and waterfront facilities
- Design parks within accessible walking distances
- Conserve access to shorelines
- Require parkland dedication
- Provisions for campgrounds, golf courses, library and educational services



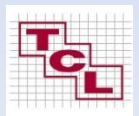
Healthy Communities

- Ensure that land use decisions consider conservation of healthy community standards and attributes:
 - ✓ Engage youth and seniors in planning decisions
 - ✓ Build an inclusive community
 - ✓ Conserve quality of life
 - ✓ Facilitate local food production
 - ✓ Plan for age-friendly community



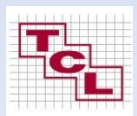
Coordination

- Ensure that all land use planning decisions reflect stakeholder interests including:
 - ✓ Impacts on surrounding municipalities
 - ✓ Interests of Aboriginal community
 - ✓ Protection of watersheds that cross municipal boundaries
 - ✓ Protection of transportation corridors



Natural Environment

- Intent is to conserve natural heritage features and areas
- Require Environmental Impact Study for impacts of development on features
- Direct development away from natural hazards such as unstable soils, flood prone lands and wildland fires



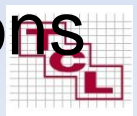
Mineral Aggregates and Minerals

- Intent of Plan to conserve resource and access to resource for their economic benefit to community and to ensure land use compatibility
- Sets out criteria for development on, in or near mineral and mineral aggregate resources
- Ensures correlation with Aggregate Resources Act in review of development applications
- Protects wayside pits and quarries and portable asphalt and concrete plants
- Directs development away from mine hazards



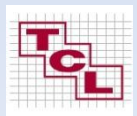
Planning Toolkit

- Sets out full range of planning tools Council can use to implement OP including:
 - ✓ Community Improvement
 - ✓ Various types of zoning
 - ✓ Parkland dedication
 - ✓ Land division
 - ✓ Site Plan Control
 - ✓ Regulations for contaminated lands and mine hazards
- Sets out requirements for complete applications



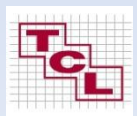
Zoning By-law

- Zoning regulates the use of land, buildings and structures, but not building materials
- Zoning is not retroactive...existing uses are typically 'grandfathered'
- Zoning presumes a 'use of right'
- Zoning is precise...a 30 m setback means 30 m
- If a use is not listed as permitted, it is prohibited
- Land uses within the same zone are treated uniformly
- Residential uses and sensitive land uses typically have a higher degree of protection
- Changes to a use which is not permitted will require a zoning by-law amendment...must comply with the Official Plan



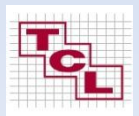
Section 1 - Administration

- Administration
 - Identifies administrative controls and requirements of the By-law, including:
 - Requirements for information related to applications for development
 - Area By-law applies to (i.e. all lands within Town)
 - Enforced by clerk or appointed official
 - Establishes effective date
 - Relation to other By-laws and legislation,
 - Repeals existing by-law
 - Sets out provisions for penalties in *Planning Act*



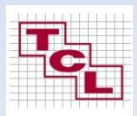
Section 2 - Conformity

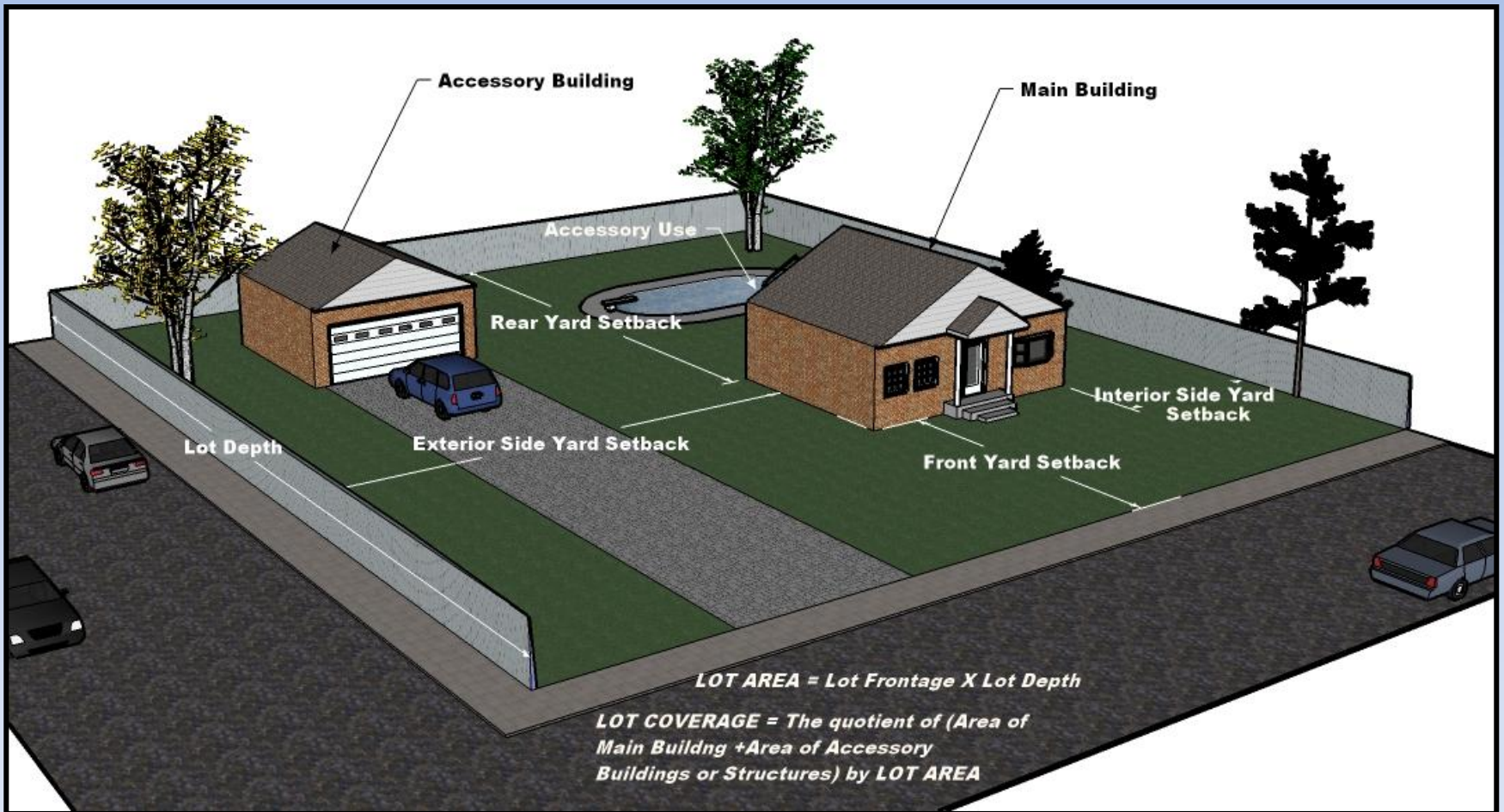
- Conformity Requirements
 - Establishes the authority and legitimacy of the By-law
 - All new development must comply with by-law including severances
 - References role of Committee of Adjustment for minor variances



Section 3 - Definitions

- Defines words, terms or phrases that are necessary for interpreting and using the By-law
- Includes definitions of uses, types of buildings and structures, geographic areas or features, actions, pieces of legislation and certain people
- Includes diagrams for assistance in understanding



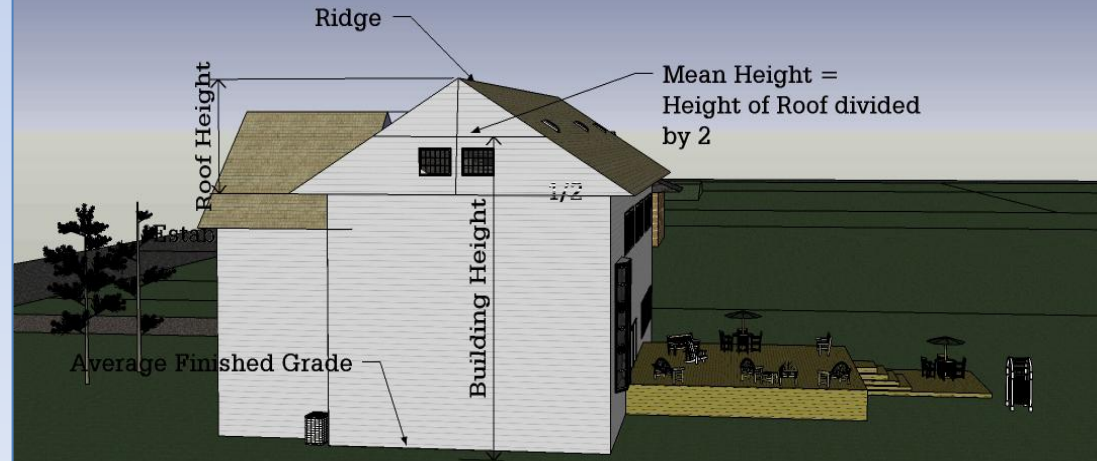




For a flat roof, building height shall be measured from average finished grade to the surface of the roof.



Building Height = Height of Building from Average Finished Grade to Eave + Mean Height of Roof



Section 3 – Definitions (continued)

- Examples of defined terms:

Accessory

Automobile Service Station

Building

Building Code

Chief Building Official

Community Centre

Erect

Full Municipal Services

Height

Hotel

Individual On-site Services

Lot

Lot, Corner

Lot Line

Lot Line, Front

Main Building

Official Plan

Place of Worship

Public Street

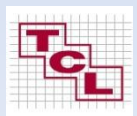
Sensitive land use

Structure

Wetland

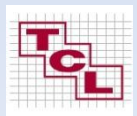
Yard

Yard, Exterior Side



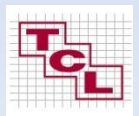
Section 4 – General Provisions

- States regulations that apply regardless of specific zoning
- Includes diagrams and illustrations for clarification
- Regulates such matters as:
 - Accessory uses: only permitted after primary use built
 - Bed and breakfast establishments permitted as accessory to any single detached dwelling
 - Permits a Garden Suite, second unit, guest cabin or loft-above-a-garage
 - Boathouses, docks, fences, swimming pools and temporary car shelters



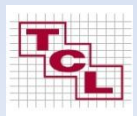
Section 4 – General Provisions

- Flood plain: 15 m setback from Lake Huron flood elevation and 30 m from top-of-bank where no flood plain. Minimum lot area excludes lands subject to flooding
- Frontage requirements: public road. Exemptions for existing private road, public utility
- Group homes permitted in all residential zones



Section 4 – General Provisions

- Home based businesses/home industries encouraged...up to 2/dwelling
- Non-conforming uses and undersized lots
- Setbacks required from waste disposal site, industrial uses and pits and quarries and 30 m from a waterbody, wetland or mine hazard
- Establishes standards for drive-through facilities
- Parking standards include provisions for bicycles
- Restrictions on size of commercial vehicles in residential zones
- Community gardens permitted in any zone
- Requirements for wellhead protection

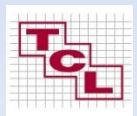


Section 4 – General Provisions

- Storage Containers:
 - ✓ Only permitted as an accessory use in an industrial zone
- Recreational Vehicles:
 - ✓ Up to 2 may be stored in a residential zone
 - ✓ Only permitted on a vacant lot of record created by consent in the Rural Zone

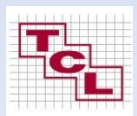
Section 5 – Zones

- By-law establishes 18 zones:
 - ❖ Residential Low density R1, Medium Density R2, Apartment R3
 - ❖ Institutional I
 - ❖ General Commercial C1, Tourist Commercial C2
 - ❖ Service Commercial/Light Industrial MC
 - ❖ General Industrial M1, Rural Industrial M2, Railroad Industrial M3
 - ❖ Mineral Extraction MX, Mining MM
 - ❖ Waste Disposal MWF
 - ❖ Rural RU
 - ❖ Parks and Open Space OS and Restricted Open Space and Waterfront ROS
 - ❖ Lakeshore Development LD
 - ❖ Environmental Protection EP



Section 5 – Zones (continued)

- Each Zone establishes scope of permitted principle and accessory uses, zone regulations, additional provisions
- Past zoning amendments carried forth to new by-law



Where to from here?...

- Final revisions to Official Plan and Zoning By-law
- Adoption and submission of Official Plan to Ministry of Municipal Affairs and Housing for approval (subject to modifications)
- Adoption of Zoning By-law
- Appeals subject to OMB approval

