



Update to Official Plan Section 26 Review

Special Meeting of Council
January 24, 2017



Statutory Special Council Meeting

The purpose of this Special Meeting of Council is to discuss potential revisions that may be required to the Official Plan and provide an opportunity for the public to offer comments to Council regarding any issues or matters that should be considered in the Official Plan Review

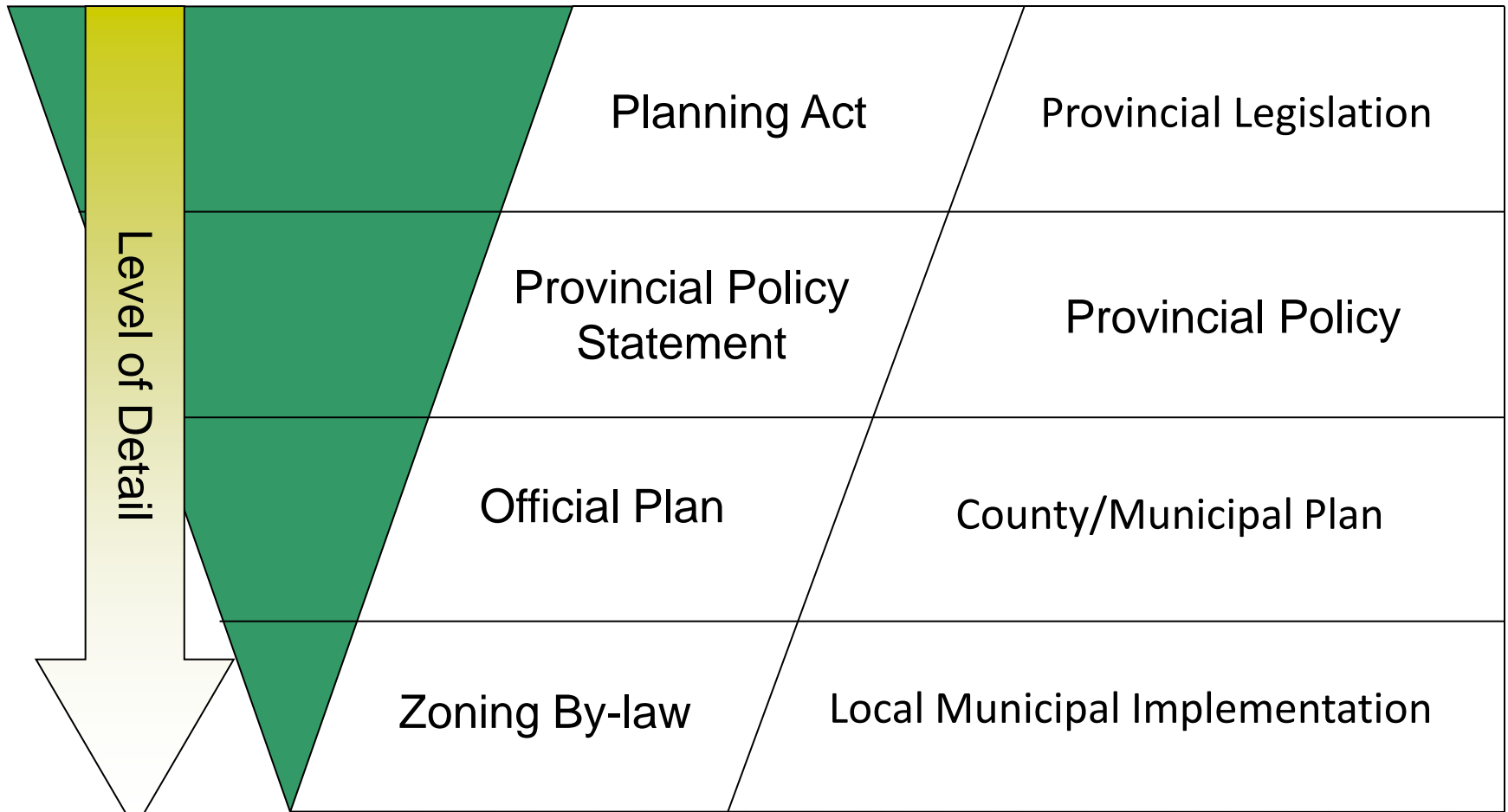
Pursuant to Section 26(3)(b) of the *Planning Act*, before making revisions to the Town's Official Plan, the Town is required to hold a Special Meeting of Council, open to the public, to discuss the revisions that may be required

Advertisement for this meeting was provided twice in December in the Renfrew Mercury. A reminder notice was provided on January 18th, 2017

What is an Official Plan?

- An Official Plan contains a long-term vision and policy framework to guide growth and development within a community;
- An Official Plan includes text, and maps (schedules) that provide general direction on how land may be used;
- An Official Plan sets out:
 - Where new housing, commercial uses, and industry will be located
 - Where municipal services and infrastructure will be needed;
 - How natural systems and other important resources should be conserved and protected;
 - Enabling policies (i.e. Parkland dedication, Maintenance and Occupancy By-laws, Community Improvement Plans, Site Alteration).
- Current Official Plan was approved 2008

Hierarchy of Planning Documents



Why is an update needed?

- The *Planning Act* requires that an Official Plan be updated every five years to ensure that:
 - The plan has regard to provincial interests listed in section 2 of the *Planning Act*;
 - The plan is consistent with the Provincial Policy Statement;
 - The plan satisfies any revised legislation.
- The five year review update is to ensure that the plan reflects the current goals and objectives of the community.
- Bill 73 – 5yr vs. 10yr review

Outline of Phases

Phase 1 – Initial Consultation

Phase 2 – Special Council Meeting

Phase 3 – Background Study

Phase 4 – Preparation of the Official Plan Amendment

Phase 5 – Staff/Council/Agency/Statutory Meeting

Phase 6 – Adoption and Submission

After adoption the plan is submitted to the County of Renfrew for approval. 20 day appeal period starts after County approval.

Project Overview

This is an update to the Official Plan. The existing plan is serving the Town well and the update is not intended to be a re-write of the document. The update is to bring the plan into conformity with current Provincial legislation and policies and to address 'key issues' identified by the Town.

Key Issues

- Conformity Exercise (Planning Act, Provincial Policy Statement, County Official Plan)
- Incorporate Town studies into the policy framework:
 - Asset Management Plan/Master Servicing Plan
 - Development Charges
 - Community Improvement Plan
 - Parks, Recreation and Culture Master Plan
 - Hall Avenue Environmental Assessment
 - Floodplain Mapping
 - Road Network and Community Linkages Plan

Key Issues Continued

- Development of policies for economic development
- Commercial designation for properties along Stewart Street
- Downtown commercial designation for property along Argyle and Plaunt St.
- Position lands within the Designated Growth Area for development
- Incorporation of Second Dwelling Unit Policy
- Heritage Designation Policies
- Development and Site alteration Policies
- Active Transportation
- Accessibility Policies
- Consistent language between OP and ZB
- Community Hubs
- Parking/Cash-in-lieu of Parking
- Accessibility
- Parkland Dedication
- Natural Heritage
- Update to Schedules (maps) as needed
- Intensification
- Affordable Housing
- Public Consultation