

TOWNSHIP OF MCGARRY

OFFICIAL PLAN AND ZONING BYLAW REVIEW

Special Meeting of Council
November 10, 2020

INTRODUCTION



The Township of McGarry is in the process of updating its Official Plan and Zoning By-law.



The purpose of the review is to:

- Gather public input regarding future development of the Township
- Amend the Plan's to enable the Township's vision for future development
- Amend the Plan's to conform to Provincial land use planning policies

WHAT IS AN OFFICIAL PLAN?

An Official Plan :

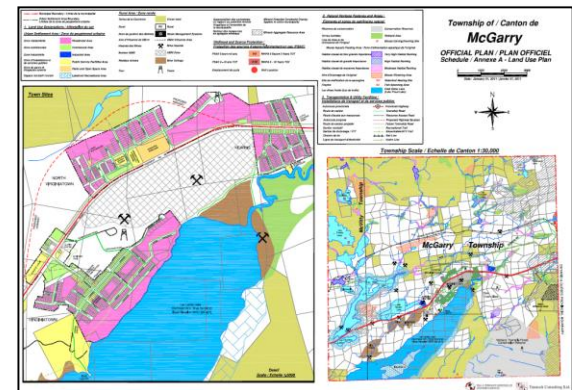
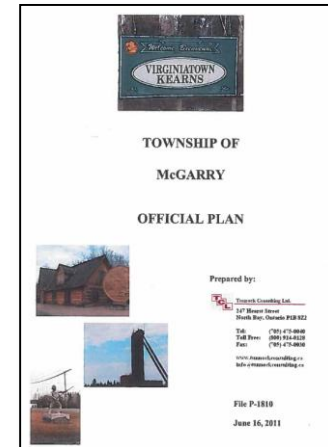
- Is a document that establishes policies for how land should and will be used in your municipality
- Is adopted by Council and approved by the Province
- Includes several opportunities for public input
- Deals with land use planning matters such as:
 - The location of housing, businesses, and industry
 - The phasing and shape of development (densities, infill, affordability)
 - Protection of provincial interests (wetlands, floodplains, heritage, etc.)
 - Community improvement initiatives and other implementation tools

THE TOWNSHIP OF MCGARRY'S OFFICIAL PLAN

The Township of McGarry's current Official Plan (OP) was adopted in 2011 and provides policies on:

- Land use (residential, commercial, industrial, parks and open space, rural, lakefront recreational area, etc.)
- Cultural Heritage and Archaeology
- Wellhead and Source Protection
- Infrastructure
- Energy, Air Quality, and Sustainability
- Planning Tools

The anticipated result of this review is an updated Official Plan.



WHAT IS A ZONING BY-LAW?

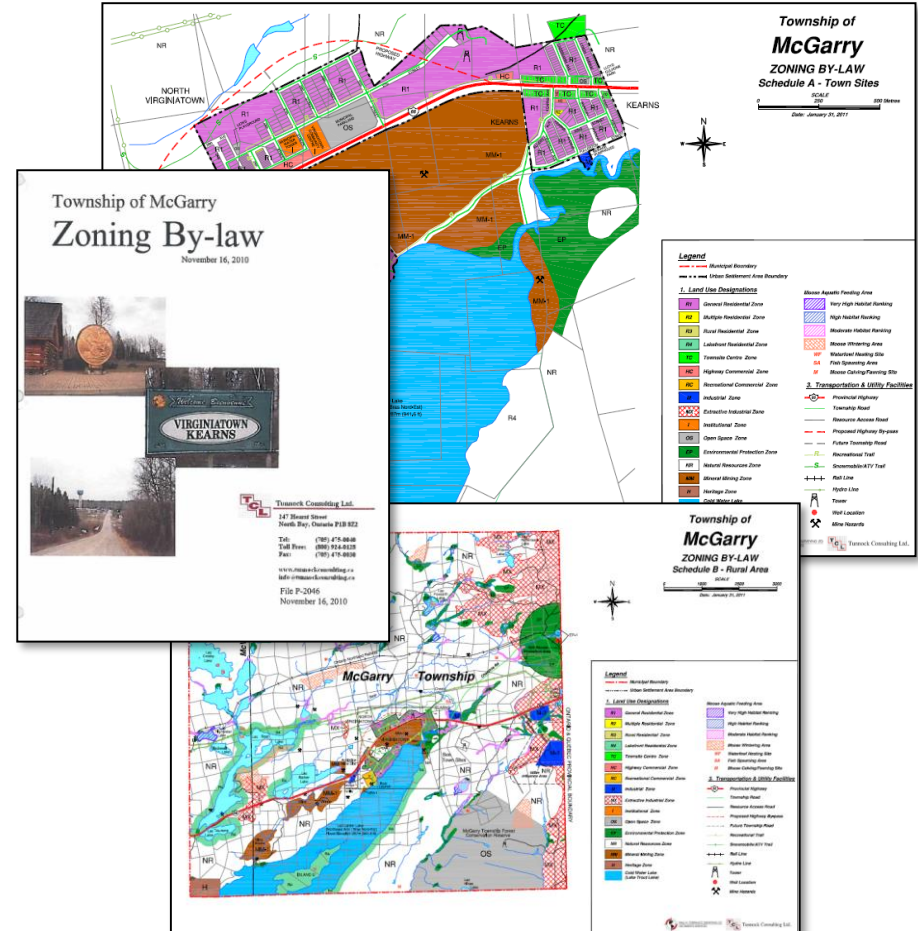
A Zoning By-law:

- Is a document that regulates the use of land and location of buildings and structures in a specific geographic area
- Is adopted and approved by Council
- Includes several opportunities for public input
- Deals with use of land in your community:
 - How land may be used
 - Where buildings and other structures can be located
 - The types of buildings that are permitted and how they may be used
 - The lot sizes and dimensions, parking requirements, building heights and setbacks from the street

THE TOWNSHIP OF MCGARRY'S ZONING BY-LAW

The Township of McGarry's current Zoning By-law (ZBL) was adopted in 2010.

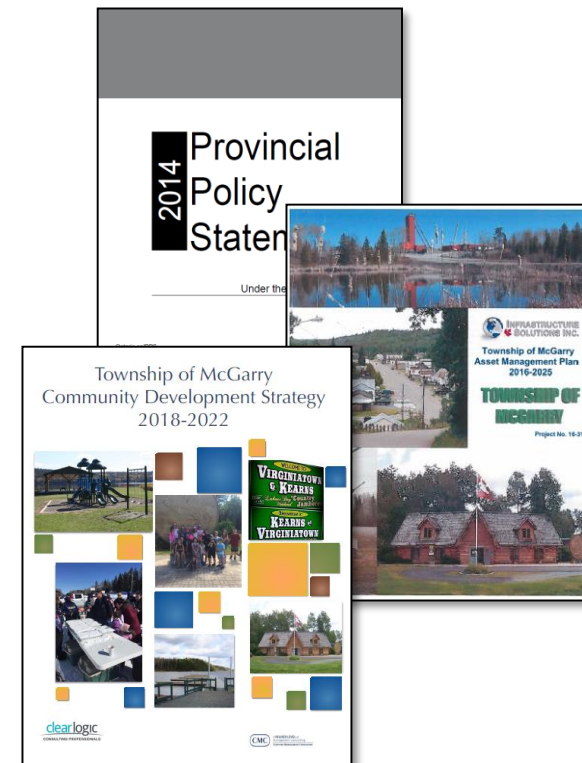
The anticipated result of this review is an updated Zoning By-law.



SUPPORTING POLICIES & STUDIES

The Official Plan Review will update the Official Plan in keeping with:

- Municipal studies and plans
 - Asset Management Plan 2016-2025
 - Community Development Strategy (2018-2022)
- Provincial policies
 - Provincial Policy Statement (PPS), 2020; Growth Plan for Northern Ontario (2011)
- Changes to the *Planning Act*
 - Bill 140 *Strong Communities through Affordable Housing Act*, 2011; Bill 73 *Smart Growth for our Communities Act*, 2015; Bill 139 *Building Better Communities and Conserving Watersheds Act*, 2017; Bill 108 *More Homes More Choices Act*, 2019



MUNICIPAL PRIORITIES

Vision and mission statements from the Community Development Strategy (2018-2022):

- *“We’re growing a proud, diverse, eco-friendly community for all ages.”*
- *“The Township will promote the attraction and retention of residents by supporting an affordable, attractive lifestyle and prioritizing local quality of life in a sustainable manner.”*

What other issues would you like to see addressed in the update to the Township’s Official Plan?



PROVINCIAL POLICY STATEMENT, 2020

Current OP was written prior to the last two updates to the Provincial Policy Statement (PPS)

The PPS:

- provides policy direction on matters of provincial interest related to land use planning and development.
- provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment.

Policies in the OP will need to address:

- Affordable housing and second units;
- Active transportation and transit-supportive settlement areas;
- Targets for intensification and redevelopment;
- Stormwater management;
- Climate change;
- Natural heritage systems and features;
- Source protection areas;
- Wildland fire

CHANGES TO THE PLANNING ACT...

Bill 140 Strong Communities through Affordable Housing Act, 2011

- Specifically identifies **affordable housing** as a provincial interest
- Enhances planning tools for **garden suites and second units** as types of affordable housing

Bill 73 Smart Growth for our Communities Act, 2015

- Requires OPs to contain a description of measures and procedures for **public consultation** on planning matters
- OPs must contain “goals, objectives and policies established to manage and direct physical change and the effects on the social, economic, **built and natural environment** of the municipality”

CHANGES TO THE PLANNING ACT CONT'D...

Bill 139 Building Better Communities and Conserving Watersheds Act, 2017

- No appeal of provincial decisions on OPs and OP updates
- Municipal OPs must include policies related to: **climate change**, objectives and actions to mitigate greenhouse gas emissions, and adequate provisions of affordable housing

Bill 108 More Homes More Choices Act, 2019

- Reduces decision making timelines of OPs, ZBLs, and Plans of Subdivision
- Gives OP appeal rights to: the municipality that adopted the plan, a request under Section 22, the person or public body that requested the amendment
- Authorized **additional residential units** for detached, semi-detached, and row houses in both the primate and ancillary structure

THE REVIEW PROCESS

Stage 1: Background
November 2020 – January 2021

- Background Review
- Special Meeting of Council
- Provincial Core-Team Meeting
- Background Report



Stage 2: Plan Preparation
January – June 2021

- Optional Public Consultation
- Draft Plan / By-law preparation
- Statutory Open House
- Draft Review by Province



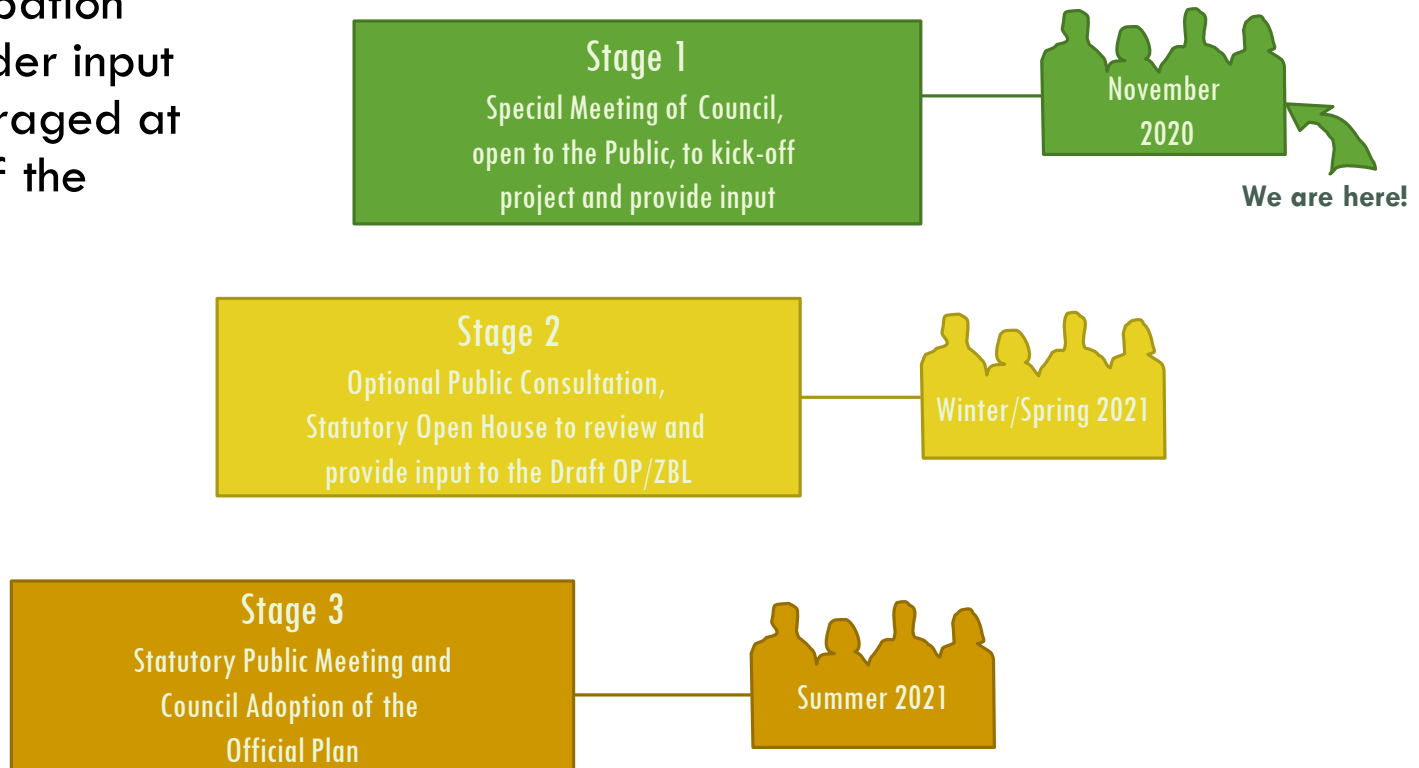
Stage 3: Final Official Plan / Zoning By-law
Summer 2021

- Finalize Text and Schedule Changes
- Statutory Public Meeting
- Council Adoption

The Council-adopted Official Plan must be submitted to MMAH for final approval.

PUBLIC AND STAKEHOLDER PARTICIPATION

Public participation and stakeholder input will be encouraged at each stage of the process



NEXT STEPS



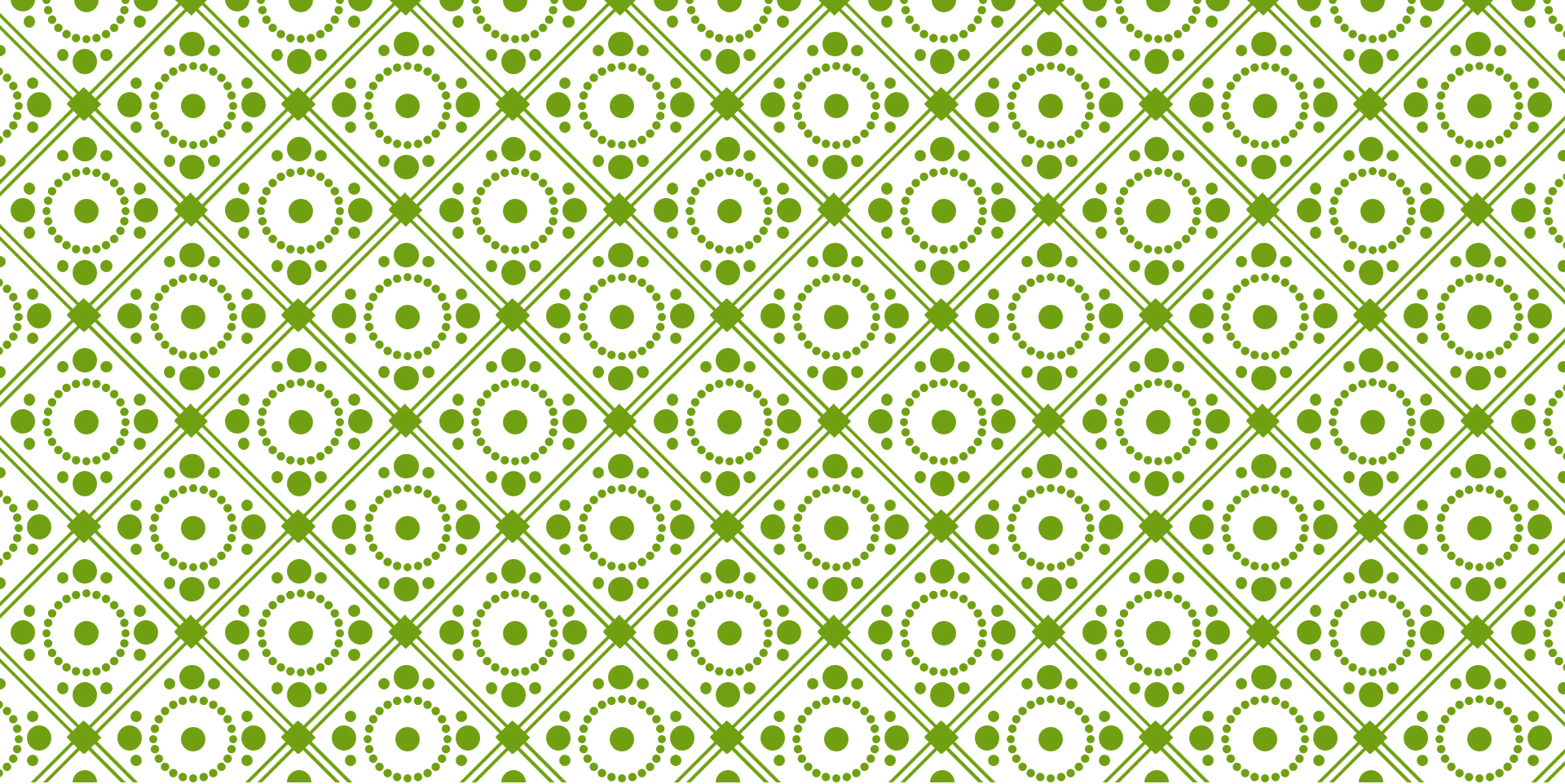
Please provide your comments throughout the OP/ZBL update process

Pre-consultation meeting with provincial approval authority (December/January 2020/21)



Prepare draft Background Report





TOWNSHIP OF MCGARRY



THANK YOU
Questions?

Sarah Vereault, MCIP, RPP
Planner

J.L. Richards & Associates Limited
svereault@jlrichards.ca (705) 522-8174