



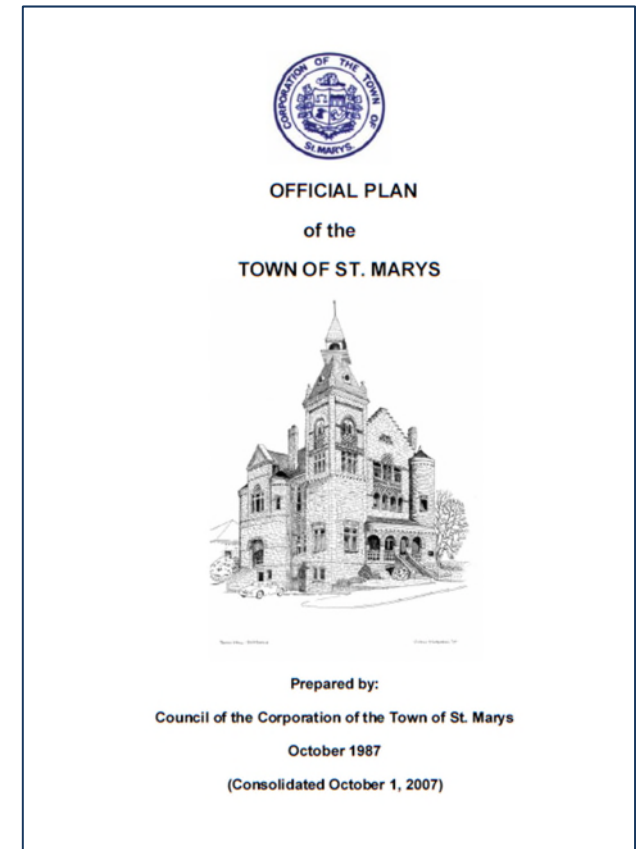
Town of St. Marys **OFFICIAL PLAN REVIEW & UPDATE**

Virtual Open House
November 17, 2021



Agenda

1. What is an Official Plan?
2. Overview of the current Official Plan
3. Why are we reviewing the Official Plan?
4. Draft amendments



What is an Official Plan?



An Official Plan is a statement of goals, objectives and policies intended to guide future land use, physical development and growth.

The policies of the Plan are designed to:

- identify and promote a vision and character for the community
- direct the future orderly and efficient growth of the Town
- identify where municipal services and infrastructure are required
- reflect the collective aspirations of residents and business owners
- identify how natural, cultural and other resources should be protected
- support healthy and sustainable community principles
- provide a basis for the Zoning By-law and other land use controls

The current Official Plan



Adopted in 1987, partially approved in 1993 with final approval in 1999

Land Use Designations		
Residential	Central Commercial	Highway Commercial
General Industrial	Extractive Industrial	Environmental Constraint
Recreational	Natural Heritage	Agriculture

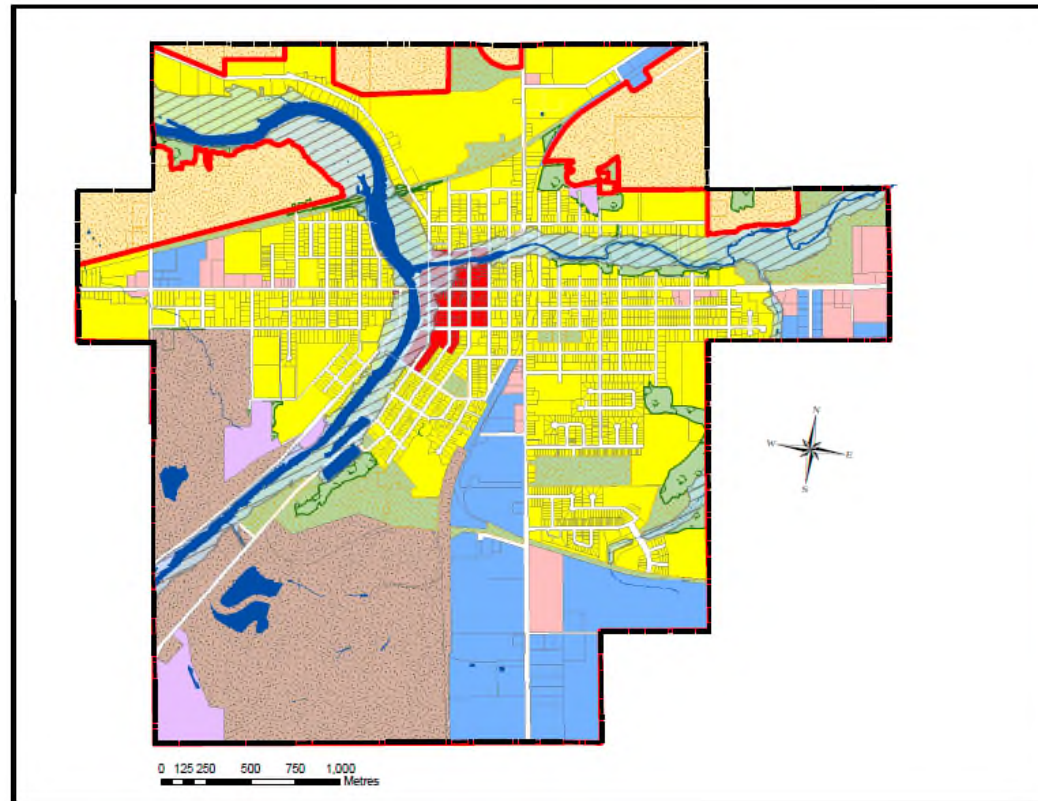
Sections 4 to 7 provide policy guidance on a range of matters including:

- Plans of subdivision and consents
- Water and sanitary disposal systems
- Committee of Adjustment
- Parks
- Roads and railroads
- Community improvement
- Site plan control
- Zoning

The current Official Plan

Schedules

- A Land Use Plan
- B Road Classifications
- C Flood Plain Areas
- D Community Improvement Areas & Heritage Conservation Sites



Town of St Marys Official Plan Schedule 'A' Land Use Plan

Designation

-  Settlement Area Boundary
-  Town Boundary
-  Water
-  Residential
-  Central Commercial
-  Highway Commercial
-  General Industrial
-  Extractive Industrial
-  Environmental Constraint
-  Recreational
-  Flood Plain
-  Natural Heritage
-  Agriculture



October 2007

Why review the Official Plan?



Section 26 of the Planning Act requires:

- that Council ensure that the Official Plan conforms with provincial plans, has regard for matters of provincial interest and is consistent with policy statements

The Official Plan review and update is also an opportunity to:

- implement various Town studies and initiatives
- ensure the Official Plan reflects community needs and aspirations
- enhance, clarify and update the policy framework

Discussion Papers



- 1 Population
- 2 Interpretation & Implementation
- 3 Transportation & Servicing
- 4 Residential
- 5 Rural Lands
- 6 Extractive Industrial
- 7 Industrial
- 8 Recreation & Parkland
- 9 Heritage, Design, Economic Development and Tourism
- 10 Commercial
- 11 Natural Heritage & Hazards

Growth Management



Table 4. Number of Dwellings to Meet Demand

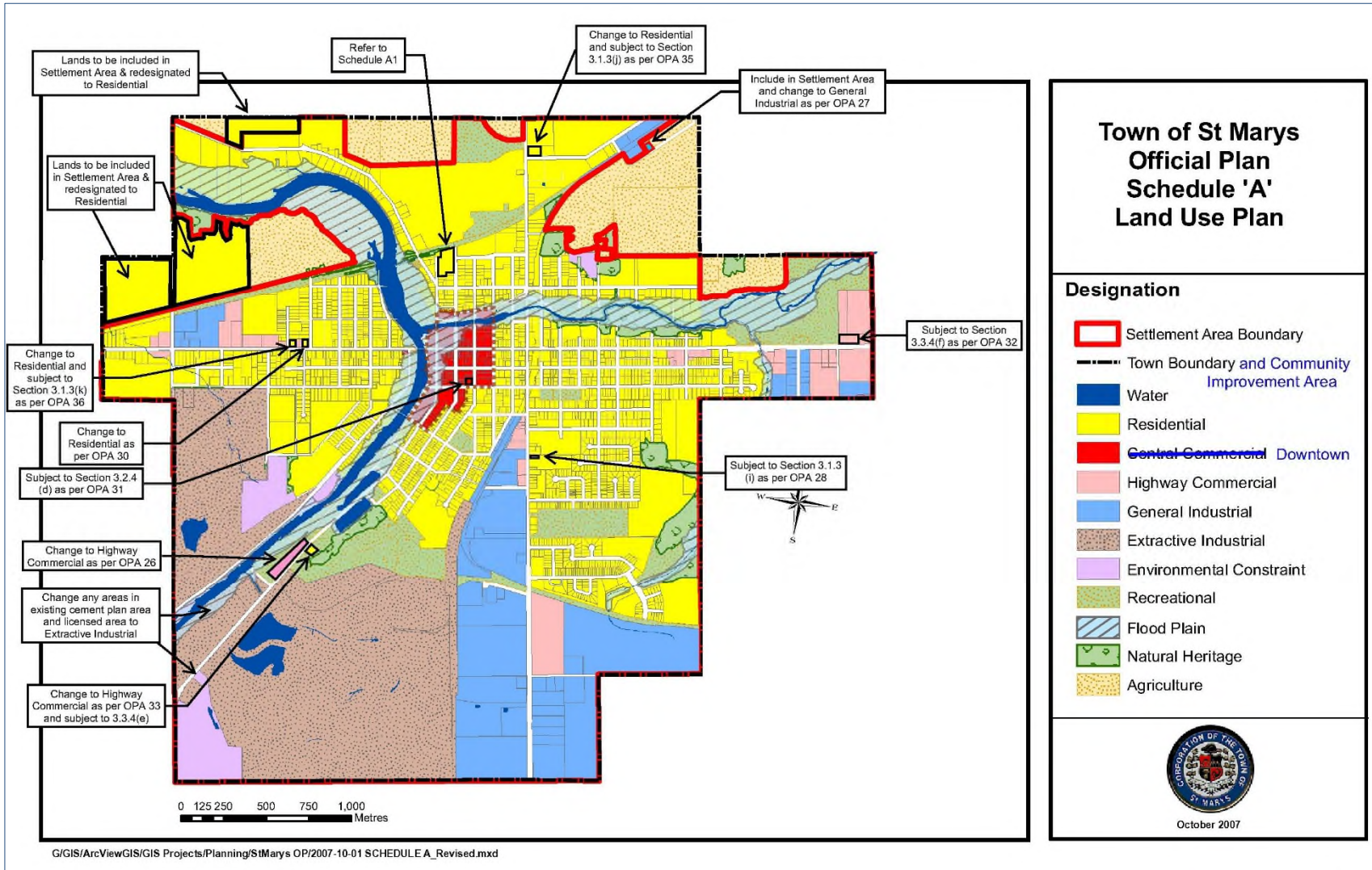
Projected 2044 Population	Persons per Dwelling	Total Dwellings Required to House 2044 Population	Current Number of Dwellings	New Dwellings Required to House 2044 Population
10,547	2.15	4,906	3,098	1,808

*projected number of dwellings based on 2,955 dwellings (2016 Census adjusted) + 143 (actual and projected number of building permits for dwellings issued 2017 to 2019)

Table 10: Assessment Summary

	Units Available
Final approved plans of subdivision	82
Draft approved plans of subdivision	223
Final approved plans of condominium	0
Final approved site plan development	39
Potential residential development areas	602
Potential infill units/lots (next 20 years)	125
Total	1,071

Schedule 'A'



Summary of Draft Amendments



- Section 2.3 (Heritage Conservation) – removal of Schedule D and addition of policies respecting heritage impact assessments, designation of Heritage Conservation Districts, etc.
- Section 3.1 (Residential)
 - addition of policies respecting compatible development, evaluating neighbourhood character, infill and intensification, accessory apartments and encouraging affordable housing
 - increases to the maximum permitted height from 3 to 4 storeys and permitted densities
 - new Medium/High Density subdesignation that limits permitted building forms to mid-rise apartments, stacked or back-to-back townhouses and similar medium density development for appropriate higher density development in Greenfield areas
- Section 3.2 (Central Commercial) – designation name changed to ‘Downtown’ and addition of policies to allow residential on ground floor of low-rise apartment buildings in certain areas based on criteria

Summary of Draft Amendments



- Section 3.3 (Highway Commercial) – addition of policies to permit some mixed-use development in the form of residential apartment units in commercial buildings and low-rise apartment buildings on some properties designated Highway Commercial
- Section 3.4 (General Industrial) – broadening of permitted uses
- Section 3.7 (Recreational) – update to park classification to implement Town’s Recreation and Leisure Services Master Plan, and addition of policies promoting active transportation
- Section 3.9 (Natural Heritage) – addition of policies to ensure conformity with Provincial Policy Statement including policies respecting significant wetlands, woodlands, significant valleylands, significant wildlife habitat, etc.

Summary of Draft Amendments

- Section 4 (Division of Land and General Land Use Policies) – addition of policies regarding urban design and sustainable development
- Section 5.6 (Source Water Protection) – new section added to ensure the protection of municipal drinking water supplies and addition of new Schedule D
- Consolidation of Official Plan Amendments into the Official Plan
- Changes to Schedule B to reflect physical changes to road network
- Addition of new Appendix 1 to identify potential significant woodlands

