



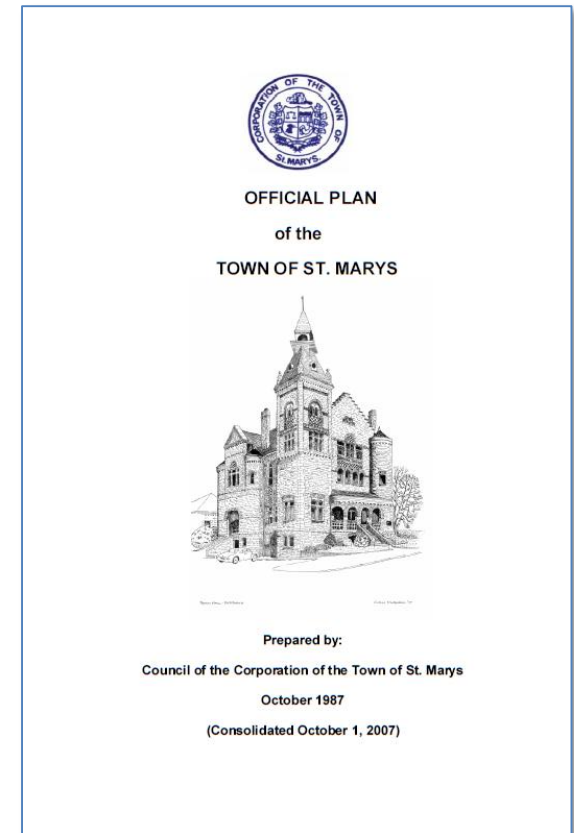
# Town of St. Marys **OFFICIAL PLAN REVIEW & UPDATE**

**Section 26 (Planning Act) Meeting**  
**October 10, 2017**



# Presentation Overview

- Project background
- What is an Official Plan
- The current Town Official Plan
- Project work plan
- Discussion papers
- Consultation



# Background



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 holding of a special meeting of Council, open to the public, to discuss revisions that may be required

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



# 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 Town 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:

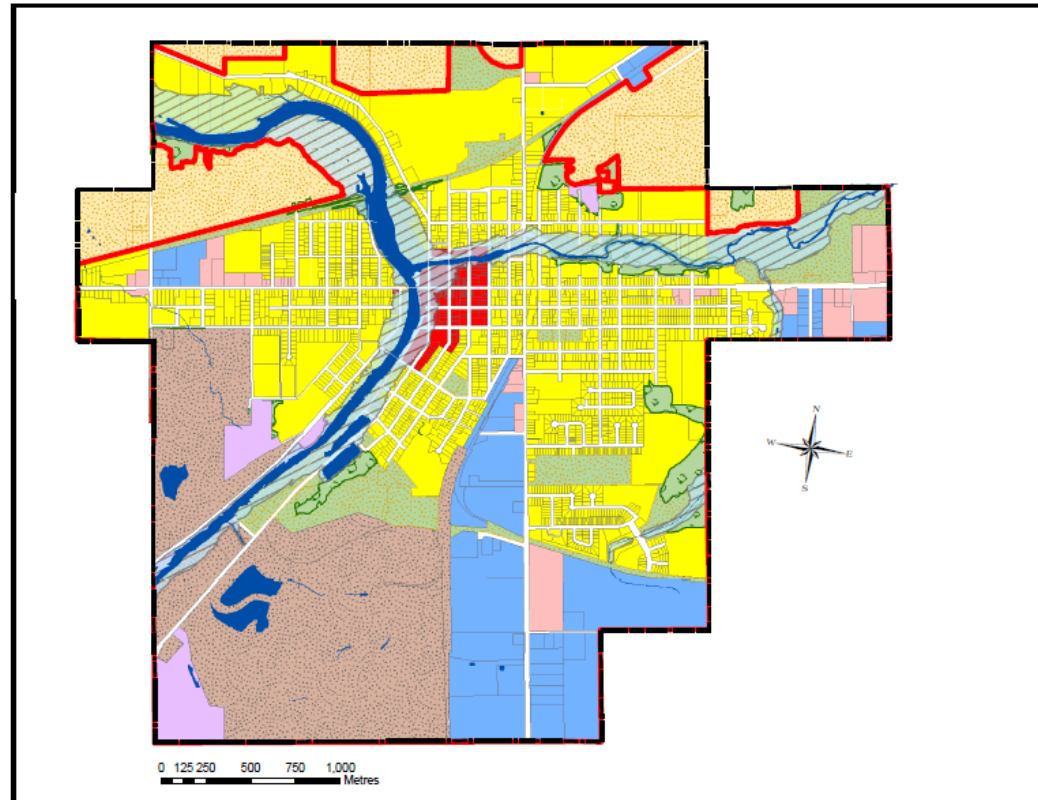
- Plans of subdivision and consents
- Water and sanitary disposal systems
- Committee of Adjustment
- Parks
- Roads and railroads
- Community improvement
- Site plan control
- Zoning



# The current Town 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



# Project Work Plan



KEY TASKS	ANTICIPATED COMPLETION
<ul style="list-style-type: none"><li>• Section 26 (Planning Act) Meeting</li><li>• Preparation of draft Discussion Papers</li><li>• Present draft Discussion Papers to Planning Advisory Committee (PAC)</li><li>• Public Open House</li><li>• Present final Discussion Papers to PAC and Council</li></ul>	October – December 2017
<ul style="list-style-type: none"><li>• Preparation of draft Official Plan Amendment (OPA)</li><li>• Present draft OPA to PAC and Council</li></ul>	January – February 2018
<ul style="list-style-type: none"><li>• Public Open House</li><li>• Public Meeting</li><li>• Council considers adoption of OPA</li></ul>	March – April 2018



# Discussion Papers



Discussion papers will address a number of topics and issues including, but not limited to:

- Population growth
- Interpretation and implementation
- Transportation and services
- Residential areas and rural lands
- Source water protection
- Attainable housing
- Employment (industrial) areas
- Extractive industrial areas
- Recreation and parkland
- Environmental constraints
- Central commercial area
- Cultural and natural heritage
- Urban design
- Economic development and tourism





# Consultation - we need your input!



Consultation is key to the success of this project. The community is encouraged to participate throughout the process by:

- Attending open houses
- Providing input via email, letter or fax
- Checking the Town's Official Plan Review webpage for updates, newsletters and other important documents



# Consultation - we need your input!



Tonight, we encourage you to provide your comments and suggestions on:

- required revisions to the Official Plan
- specific issues or matters that need be addressed

You can also provide your input in a written submission after this meeting.

All submissions will be reviewed and considered in the preparation of the Discussion Papers and the Official Plan Amendment.

*Thank you for participating in the planning process!*

