



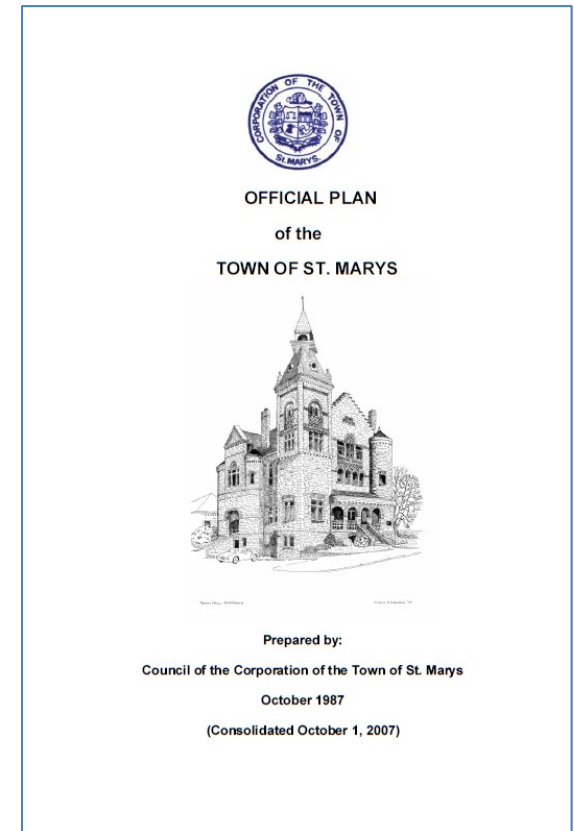
# Town of St. Marys **OFFICIAL PLAN REVIEW & UPDATE**

**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

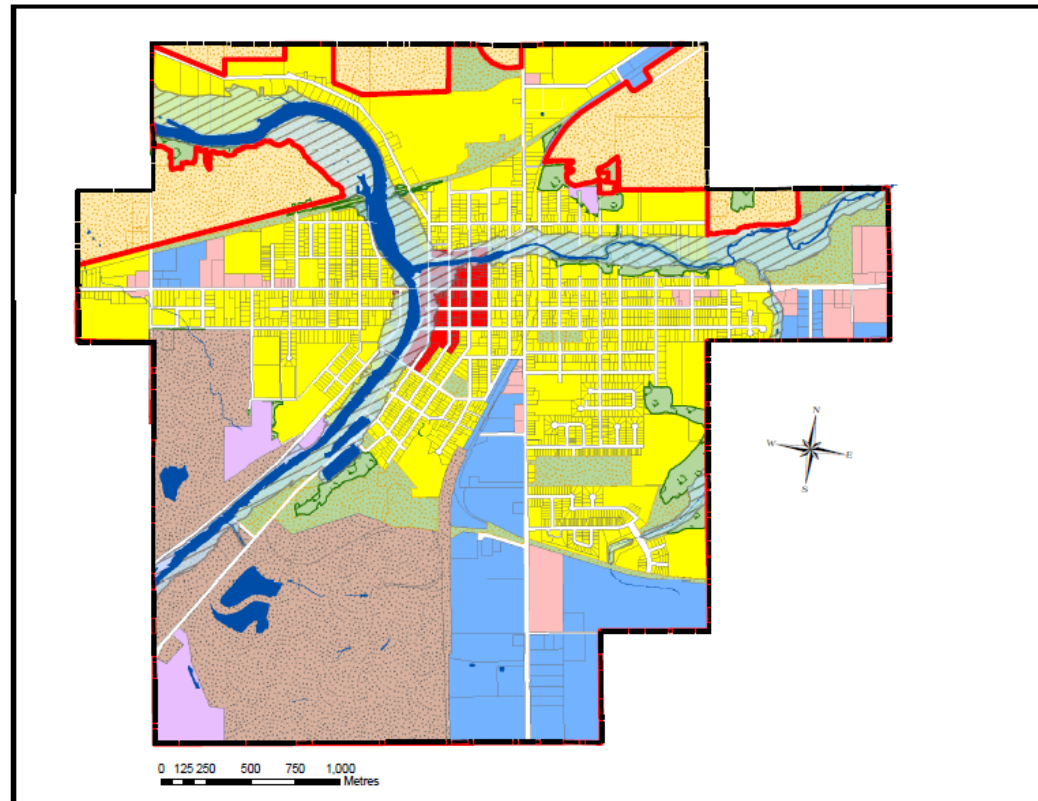




# The current Town Official Plan


## 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!*