

Oro-Medonte Official Plan & Zoning By-law Review

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ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS

Public Open House #1
June 20, 2018



TOWNSHIP OF ORO-MEDONTE



OFFICIAL PLAN

NOTE: This is a Consolidated Version of the Official Plan and includes all Amendments that have been approved by the County of Simcoe or the Ontario Municipal Board

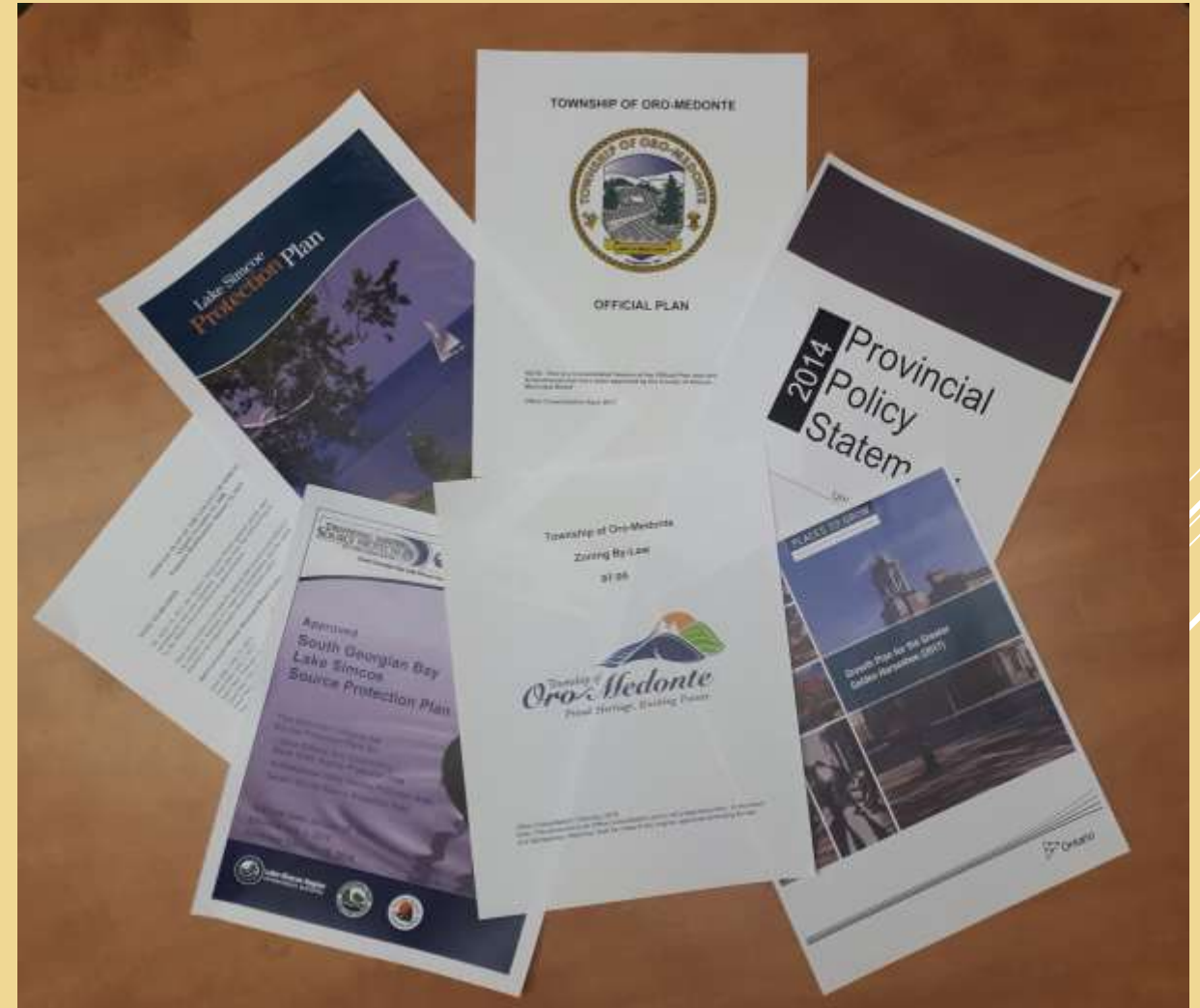
Office Consolidation April 2017

What is an Official Plan?

- A municipal policy document that guides decisions on land use and development.
- Sets out the vision, goals, and objectives for the municipality.
- Provides broad direction on matters such as growth management, infrastructure, protecting natural resources, employment lands, housing, natural hazards, parks, and the public realm.

How Does it Work?

- The Official Plan outlines land use designations and policies, and maps out a land use structure across the Township.
- It must be consistent with the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the County of Simcoe Official Plan, and other provincial plans and strategies, such as the Lake Simcoe Protection Plan.



Township of Oro-Medonte
Zoning By-Law
97-95



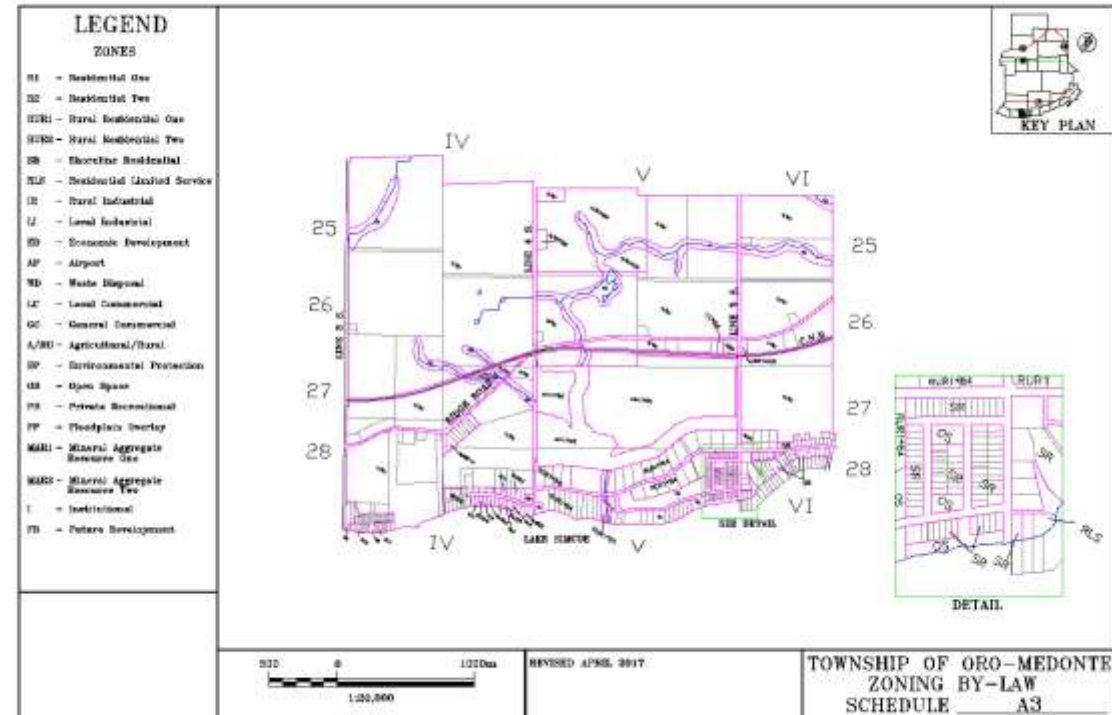
Office Consolidation: May 2018
Note: This document is an Office Consolidation and is not a legal document. In the event of a discrepancy, reference shall be made to the original, approved amending By-law.

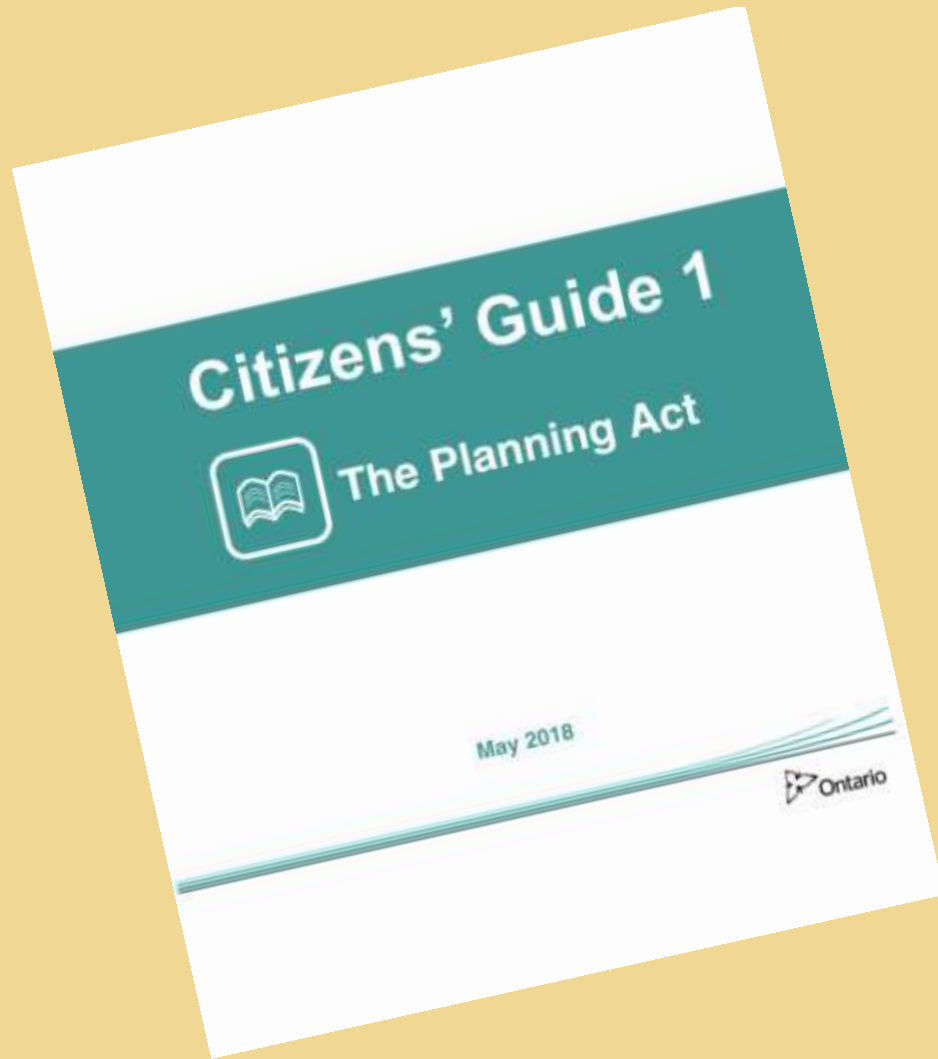
What is a Zoning By-law?

- A legal document which puts the Official Plan into effect.
- It contains provisions to prohibit or permit land uses, regulate location and density of buildings or structures, and outline minimum frontages, lot depths, and lot coverage.
- Zoning By-laws also regulate the type of construction, height, bulk, location, size, floor area, spacing, character, and uses of buildings.

How Does it Work?

- Divides the Township into a range of zones, which are mapped as Schedules to the By-law.
- Each zone has particular provisions for permitted uses and development standards.
- Also contains general provisions which apply to all zones.

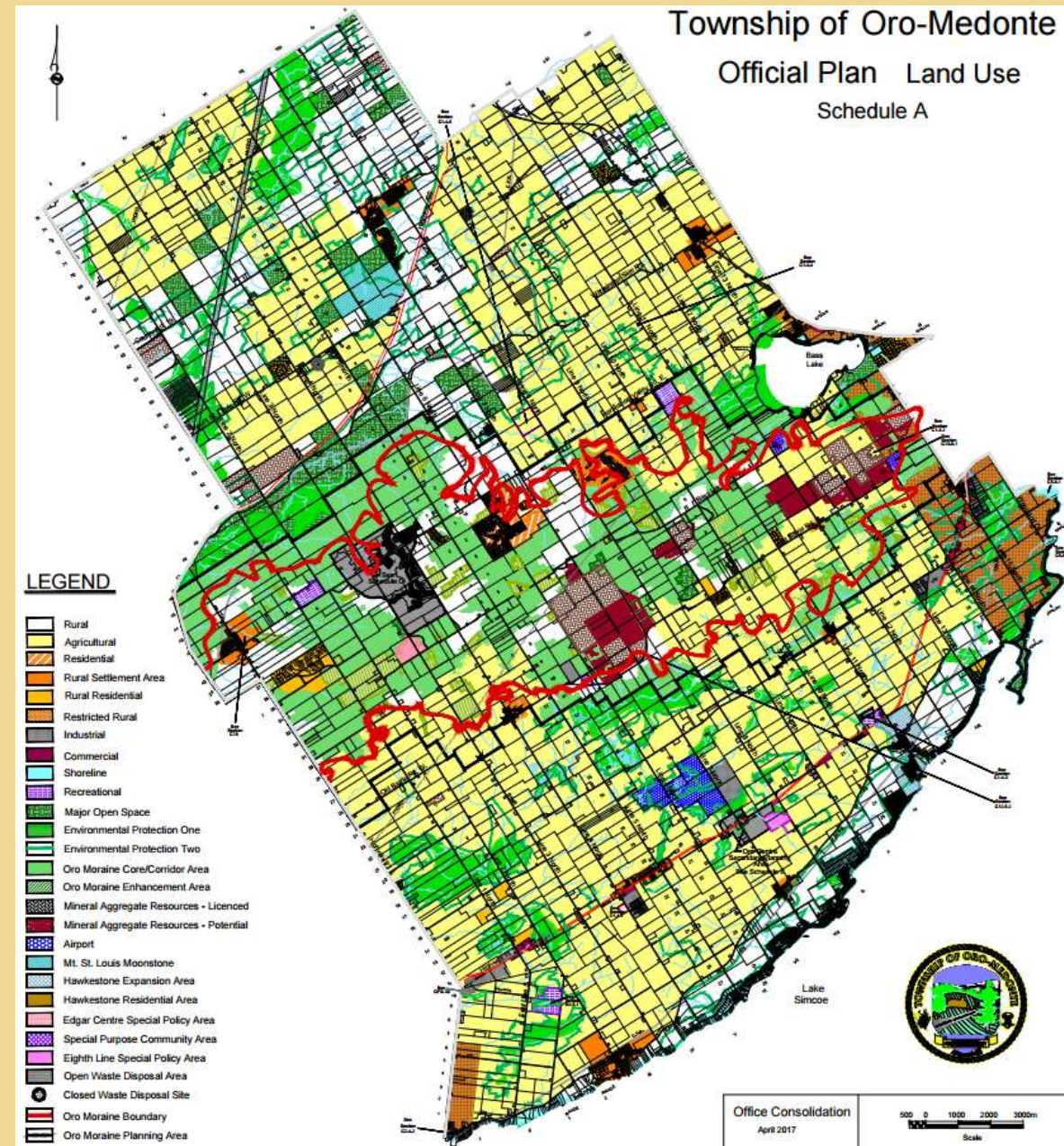




Why is the Official Plan Being Reviewed?

- Section 26 of the Planning Act requires municipalities to review existing Official Plans every five years.
- This ensures that they conform to, and do not conflict with, provincial plans and upper-tier municipal policies.
- Since the Township's current Official Plan was adopted (and amended), there have been significant changes to provincial plans and upper-tier municipal policies – for instance, the Provincial Policy Statement 2014 came into effect, the province released four new provincial plans in May 2017, and the County of Simcoe adopted its most recent Official Plan in December 2016.

- The current Official Plan therefore needs to be reviewed to ensure conformity to provincial and upper-tier policies.
- Just as importantly, it also needs to reflect local community objectives, growth and demographic change, and up-to-date principles of good planning (Note: local policy initiatives must conform to/not conflict with Provincial and County policies and plans).





And, Why Review the Zoning By-law Now?

- Section 26(9) of the Planning Act requires that municipalities must amend Zoning By-laws to conform to updated Official Plans within three years.
- The Township's Zoning By-law 97-95 was adopted (and amended) to implement the current Official Plan, so an updated Zoning By-law is needed that will implement the new Official Plan.
- It makes sense to review the Official Plan and the Zoning By-law at the same time, since the Zoning By-law implements the Official Plan's objectives.
- This will help to ensure consistency between Official Plan policies and Zoning By-law provisions.

How does the Township's Official Plan Review relate to the County's Municipal Comprehensive Review of its Official Plan?

And Why Proceed Now?

There are many elements of the Oro-Medonte Official Plan that can be reviewed and addressed at this time, without needing to wait for the completion of the County MCR process in 2020 and this is the process now underway by the Township.



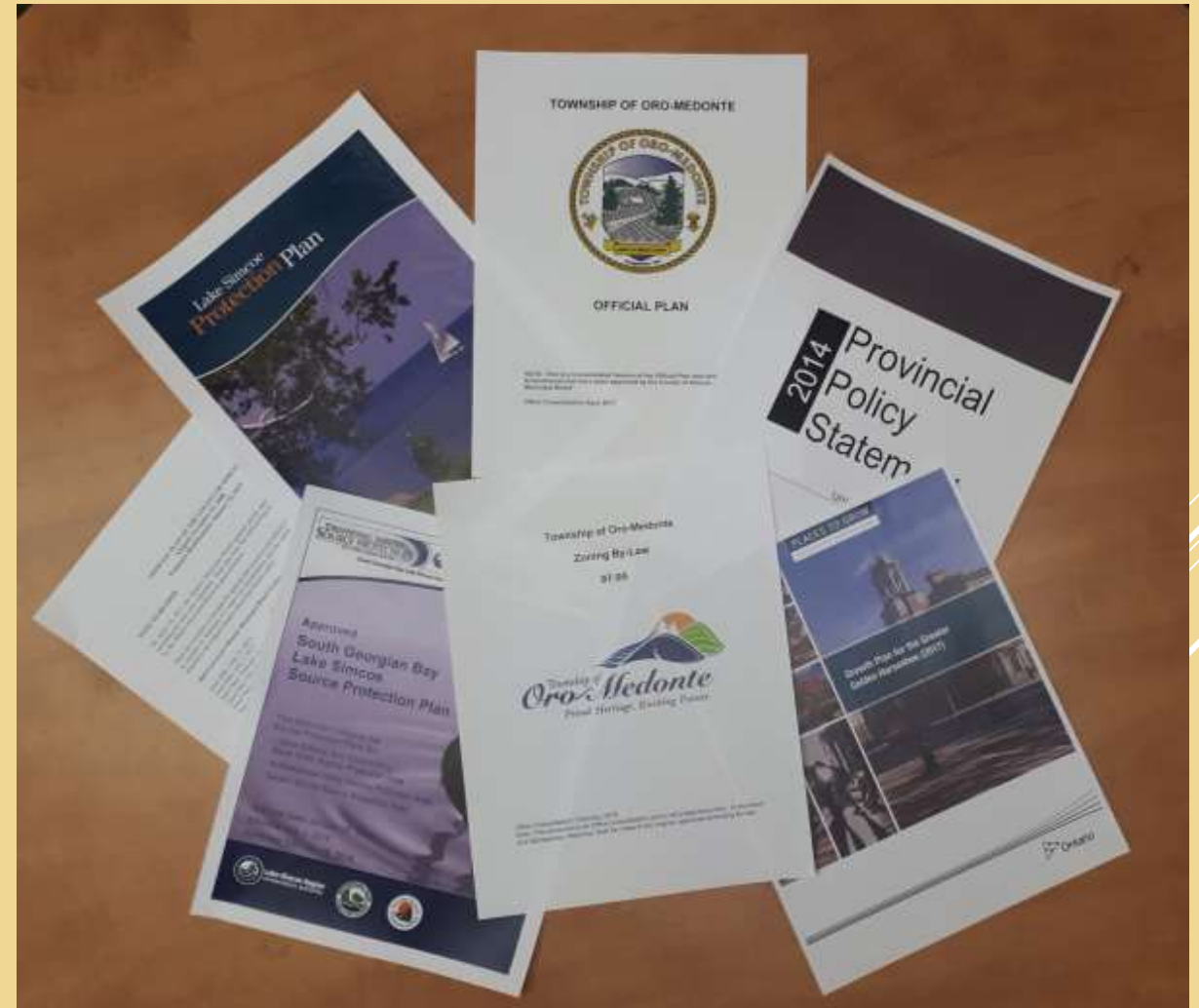
The scope of Oro-Medonte's current Official Plan Review (OPR) process will consist of a conformity exercise including:

- applying the County's population and employment forecasts to 2031;
- applying the currently approved alternative density and intensification targets;
- generally updating the Township's land use, servicing, and transportation policies;
- dealing with a variety of issues which have been identified over the period in which the current plan has been in place; and,
- developing a settlement area hierarchy at the lower-tier level to inform the County's upper-tier settlement area hierarchy.



The current update will also specifically bring the Township Official Plan into conformity with:

- the approved County of Simcoe Official Plan,
- the Provincial Policy Statement (2014),
- the Province's Growth Plan for the Greater Golden Horseshoe (2017),
- the Lake Simcoe Protection Plan, and
- the South Georgian Bay Lake Simcoe Region Source Water Protection Plan.





A further review of Oro-Medonte's Official Plan will be completed once the County of Simcoe has completed a Municipal Comprehensive Review (MCR) of the County of Simcoe Official Plan.

The Province's 2017 Growth Plan dictates that certain other matters can be addressed only after the County of Simcoe has completed a Municipal Comprehensive Review (MCR).

In essence, new policies in the Growth Plan give a more prominent role to upper tier municipalities (the County of Simcoe) for managing regional growth.

MCR's must be undertaken at the upper-tier (County) level.

The County MCR process will set the stage for future additional lower-tier/Township Official Plan policies, including:

- Allocation of the population and employment forecasts to 2041;
- Need for any expansions to settlement area boundaries, or identification of excess lands;
- Establishing a settlement area hierarchy;
- Need for any conversions of employment lands to non-employment uses;
- Regional Agricultural System and regional Natural Heritage System policies and mapping to implement the recently released Provincial mapping;
- Servicing capacity & expansion capabilities;
- Justification of alternative intensification and density targets;
- Housing strategy and employment strategy;
- Intensification strategy;
- Climate change strategy;
- Watershed planning

Communications & Engagement



- Once certain pieces of the MCR have been studied and findings can be released for information and consultation, the County will ensure appropriate time is given for consultation
- County will prepare an overall Communications and Engagement Strategy including a dedicated page on the County's website and provide required updates to the content
- Consultation with Local Municipalities, First Nations, other key Stakeholders & the Public
- Opportunity to stay connected via a portal on the website to receive updates
- The County's Official Plan update will follow the required *Planning Act* process of Consultation after the MCR has concluded



Coordination & Cooperation



- Information will need to be gathered from Local Municipalities as inputs into the MCR work
- The County will ensure that consultation and discussions with Local Municipalities will be coordinated as much as possible to be as efficient and effective as possible
- The project work plan anticipates involvement by Local Municipalities through Technical Working Groups by topic
- Local Municipal involvement and cooperation will be key to the overall success



Next Steps



- County has begun its work on the MCR
- Studies and data collection will begin early 2018 (anticipated to be a 2 to 3 year project)
- County MCR work will rely upon Local Municipal information and involvement including participation on Technical Working Groups
- Provincial pieces to inform the MCR are forthcoming
- County Planning staff will report to County Council periodically and seek direction at key decision-making points to scope further work

The County of Simcoe has already commenced the Municipal Comprehensive Review (MCR) process.

The County will work with Oro-Medonte to collect necessary information for its MCR process, as well as engaging other lower-tier municipalities, the public, other stakeholders, and First Nations.

The County MCR process is being undertaken in a three-phase approach over the next two to three years, including:


- Phase 1 from late 2017 to mid 2018,
- Phase 2 from 2018 to 2019, and
- Phase 3 from 2019 to early 2020.

Where Are we in the Review Process?

LAUNCH

- Website goes live: www.romedontereview.com
- Visioning Open House announced

VISIONING

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- Visioning Papers posted online ahead of Open House (Public Meeting 1)
 - Open House (Public Meeting 1)
 - Vision Statement, Draft Policy and Draft Zoning Directions prepared

POLICY & ZONING

- Draft Policy and Draft Zoning Directions posted online ahead of Public Meeting 2
- Open House (Public Meeting 2)
- Draft Policy and Draft Zoning Directions documents revised based on community feedback

DRAFT OFFICIAL PLAN & ZONING BY-LAW

- Draft Official Plan and Draft Zoning By-law prepared based on revised Policy & Zoning Directions
- Public Meeting 3
- Draft Official Plan and Zoning By-law to Council

LAUNCH

Website

VISIONING

1st Public Mtg.

POLICY & ZONING

2nd Public Mtg.

DRAFT OP/ZB

Draft to Council

Visioning

Setting the Stage for the Review



Climate Change Visioning

March 29, 2018

Climate change adaptation, energy conservation, improved air quality, and reduced greenhouse gas emissions can be achieved through efficient land use and development patterns. Development and land use patterns which conserve biodiversity and consider the impacts of a changing climate should be promoted. The Green Energy Act and Ontario Climate Change Action Plan support these goals.



Agriculture Visioning

March 29, 2018

Prime agricultural land means specialty crop areas and/or Canada Land Inventory Class, 1, 2 and 3 lands. Prime agricultural areas are areas where prime agricultural lands predominate and where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.

The Township of Oro-Medonte is a predominately Rural and Agricultural community. Agriculture and Agriculture-related businesses are significant drivers of the local economy. The Township includes a substantial amount of high capability agricultural land, interspersed with natural areas and settlement areas.



Aggregate Resources Visioning

March 29, 2018

Aggregate resources include naturally occurring deposits of sand, gravel, clay, earth and bedrock. These natural resources are needed to build roads, houses, bridges, schools and hospitals. Bill 39, Aggregate Resources and Mining Modernization Act 2017, recently amended the Aggregate Resources Act, which governs aggregate development/operations in Ontario.

The Township of Oro-Medonte contains a number of active aggregate licences in addition to known deposits of sand and gravel resources. Land Use Policies for Aggregates were updated through Official Plan Amendment #17 with an intent to balance protection of this vital resource with protection of the environment.



Built Environment Design Visioning

March 29, 2018

The Township has a strong attachment to its rural character. In settlement areas, there are opportunities to promote well-designed built form. Efficient land use and development patterns can support strong, livable, healthy and safe communities, within settlement areas and in rural areas.



Community Improvement Visioning

March 29, 2018

Community Improvement Plans (CIPs) and policies are tools that municipalities can use to plan and finance development activities which reuse, revitalize, and restore lands, buildings, and infrastructure. Community Improvement Plan Areas (CIPAs) can be identified so that improvements to the physical, social, and economic conditions can be targeted towards the places that need it the most and where the community can enjoy the benefits. CIPs can be used to enable intensification, community revitalization, affordable housing, and green development through a combination of municipal actions (e.g. property acquisition and site preparation) and incentive programs (e.g. façade improvement grant, property tax waivers).



Cultural Heritage Visioning

March 29, 2018

In heritage and archaeology, "conserved" means that heritage resources are identified and protected so that their cultural heritage value is maintained. The Ontario Heritage Act contains policies to evaluate and designate heritage resources.



Employment & Economic Prosperity Visioning

March 29, 2018

Economic development and diversification are important goals for the Township of Oro-Medonte. Support for new and existing businesses and agricultural operations, as well as the economic well-being of residents, can be encouraged through Official Plan policies.



Hazards Visioning

March 29, 2018

It is important to minimize public health and safety risks, by protecting people and property from hazards such as flooding and erosion. A number of environmentally significant landforms, natural heritage, and water resource areas are present in the Township. These features may also present hazardous slopes and floodplains, where growth and development could pose an unacceptable hazard to public health and safety.



Healthy & Age-Friendly Communities Visioning

March 29, 2018

Planning for healthy, active communities that serve residents over the course of their lifespans, from childhood through senior ages, enhances quality of life for all. Accessibility is a prime concern in creating safe, equitable communities where people can “age in place”.



Housing Visioning

March 29, 2018

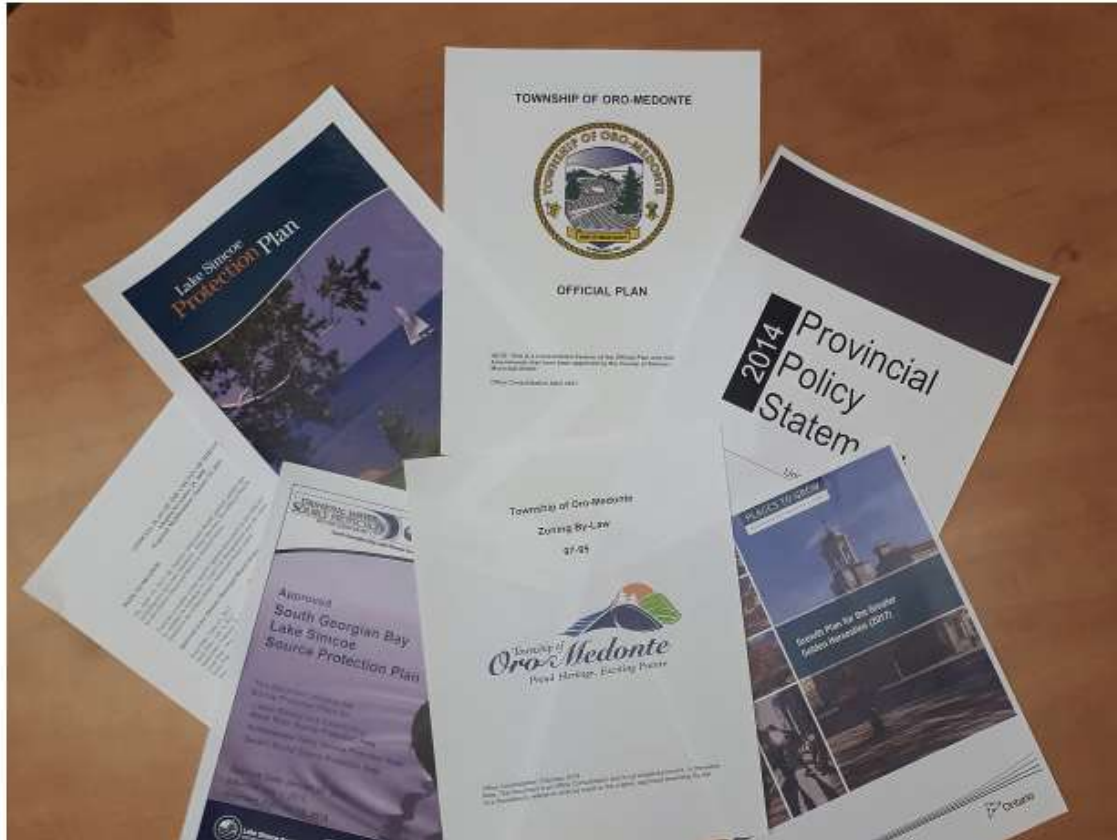
It is a key goal of the Province and County to support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households. In Oro-Medonte, a significant proportion of housing exists in the form of single-detached dwellings, and average household size is 2.6 persons (Statistics Canada, 2016).



Implementation Visioning

March 29, 2018

Official Plans are considered to be a major vehicle for implementation of Provincial policies, such as the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe. The Official Plan is implemented through zoning, among other tools. The implementing Zoning By-law will contain specific provisions to guide development, such as bulk, height, massing, setbacks and detailed permitted uses. Implementation tools for the Official Plan include policies for complete applications, pre-consultation requirements, required studies, holding provisions, site plan control and others.



Infrastructure & Public Service Facilities Visioning

March 29, 2018

The provision of infrastructure and public service facilities in an efficient and economical way is a key consideration for growth and development.

It is a goal of the Province to direct growth to areas with suitable infrastructure and public service facilities and to provide for a coordinated approach to land use and infrastructure planning.



Lake Simcoe Protection Plan & Severn Sound Sustainability Plan Visioning

March 29, 2018

The southern part of the Township of Oro-Medonte is within the Lake Simcoe watershed, while the northern portion of the Township is within the Seven Sound Watershed. The Lake Simcoe Protection Plan (LSPP) and Severn Sound Sustainability Plan (SSSP) provide polices and approaches to protecting water quality/quantity, and supporting community sustainability more broadly.



Multimodal Transportation & Active Transportation Visioning

March 29, 2018

Transportation, including active transportation, is a vital consideration in land use planning. Development patterns that promote compact and complete communities and support efficient transportation and movement of goods can provide a basis for environmental, social and economic well-being. The County of Simcoe Transportation Master Plan sets out detailed guidelines for achieving a comprehensive and sustainable transportation system.



Public Spaces, Recreation & Parks Visioning

March 29, 2018

Healthy, livable communities should be promoted by planning for safe, connected and accessible places which support active transportation and recreational opportunities. A range of recreation settings should be provided, including parks, trails and shoreline areas.



Natural Heritage Visioning

March 29, 2018

Natural Heritage resources include environmental features and functions such as wetlands, woodlands, valleylands, wildlife habitat and the habitat of endangered and threatened species.

The Township of Oro-Medonte contains significant natural heritage features and land forms such as the Oro Moraine, Copeland Forest Complex, Moonstone North East ANSI, Rugby West ANSI, Martin Farm South ANSI, Bass Lake, and Bass Lake Wetland, among many others.



Source Protection & Water Visioning

March 29, 2018

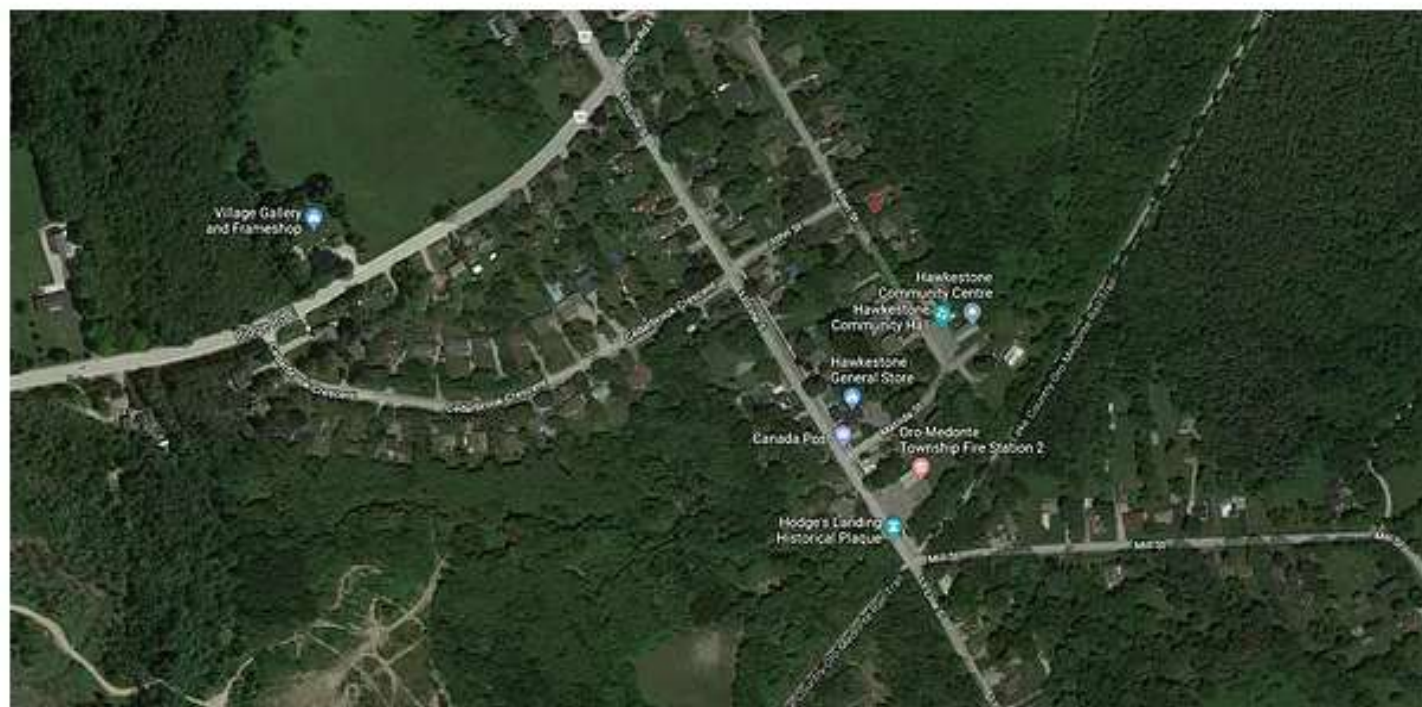
Water is a critical resource for long term social, economic and environmental health. Protecting municipal water sources from significant threats to water quality and water quantity is a key consideration in community sustainability and wellbeing. The Oro Moraine provides critical ecosystem services as a groundwater recharge area. Managing surface water and ground water, as well as stormwater and sewage, will play an important role in how communities in Oro-Medonte develop.



Rural Growth Management Visioning

March 29, 2018

Population and employment growth is directed to Settlement Areas, where the creation of attractive, vibrant, complete, healthy communities can be supported by a range and mix of land uses, public service facilities and infrastructure. Secondary Plans articulate a vision of traditional small-town mixed-use development that is oriented to the pedestrian scale.



How Can I Stay Involved?

Web Site



Open Houses

You can visit the web site for updates, provide comments to the Township, and attend Open Houses and Public Meetings.

**YOUR INPUT IS
CRITICAL TO
CREATING A NEW
OFFICIAL PLAN AND
ZONING BY-LAW.**

Written Comments

Public Meetings

PROUD HERITAGE

EXCITING FUTURE

[About the Project](#)

[Visioning Open House](#)

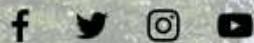
[Read the Visioning Papers](#)

[Discussion Forum](#)

[Comment](#)

CONTACT

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with Skelton Brumwell & Associates Inc.



Name *

Email *

Subject

Message

Send

