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Memorandum

| | | | |
|---------------------|--|-------------------|---------------|
| To/Attention | Roger Hogan, Deputy Clerk | Date | June 27, 2017 |
| From | Mark Touw - IBI Group | Project No | 108843 |
| cc | | | |
| Subject | Existing Conditions Analysis - Township of Stone Mills Official Plan Update | | |

This memorandum is a “snapshot” analysis of existing conditions in the Township of Stone Mills. The purpose of this memorandum is to support an update to the Township’s Official Plan (OP), as required under the *Planning Act*, by highlighting matters that will inform and/or be addressed by the policy framework of the updated Plan.

The Township has a land area of approximately 70,900 hectares (175,197 acres) and a population of 7,702 residents (2016 Census). The Township is comprised of a variety of rural, hamlet, industrial, agricultural, recreational and resource-based communities and uses.

This memorandum is intended to summarize those matters identified as needing to be addressed as part the Official Plan update. The statutory 5-year review of the Township’s OP took place in 2007-2008 and was approved by the Province in 2011. The current consolidation of the OP is from November 2014, and integrates the 2011 Ministry-approved OP update. The purpose of the current update exercise is primarily to implement the policies of the new Official Plan of the County of Lennox and Addington, which came into effect on April 5, 2016, and the policies of the County’s OP Amendment #1 (OPA 1), which is currently awaiting approval from the Ministry of Municipal Affairs. The update is also anticipated to include minor Township-driven or initiated amendments.

This memorandum summarizes other matters identified as needing to be addressed as part of the update, including amendments to update and reflect ongoing development trends in the Township, identify new approaches in growth management, incorporate the on-going vacant lot inventory initiative, include new Provincial legislation from the Provincial Policy Statement (2014), *Smart Growth for our Communities Act, 2015*, and *Promoting Affordable Housing Act, 2016*, and implement applicable items from the Township’s Strategic Plan. The information reviewed in the preparation of this memorandum was collected from a variety of sources, including the Township of Stone Mills, the County of Lennox and Addington, and Statistics Canada.

Population and Demographics

The analysis of population and demographic trends is an integral part of the OP update process. Changes in size, composition, and distribution of population impacts land uses and the provision of municipal services. Since the approval of the 2011 update, population and demographics have changed very little in the Township, and there has been low population growth.

Table 1 outlines the population growth in the Township, County and Province. During the last five census periods, the population in Stone Mills has experienced a very modest increase. Between 1996 and 2001, the population increased by 1.5%, with the most substantial growth occurring between 2001 and 2006 at a 3.1% increase. Population remained generally consistent between

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2006 and 2011, with a -0.1% decrease, and a slight population increase of 1.9% was experienced between 2011 and 2016, resulting in a current population of 7,702.

Table 1: Population Growth for the Township of Stone Mills, County of Lennox and Addington and the Province of Ontario (1996 – 2016)

| Year | Township of Stone Mills | Actual Change | Percent Change | County of Lennox and Addington | Actual Change | Percent Change | Province of Ontario | Actual Change | Percent Change |
|------|-------------------------|---------------|----------------|--------------------------------|---------------|----------------|---------------------|---------------|----------------|
| 1996 | 7,229 | - | - | 39,203 | - | - | 10,753,573 | - | - |
| 2001 | 7,337 | 108 | 1.5% | 39,461 | 258 | 0.7% | 11,410,046 | 656,473 | 6.1% |
| 2006 | 7,568 | 231 | 3.1% | 40,542 | 1,081 | 2.7% | 12,160,282 | 750,236 | 6.6% |
| 2011 | 7,560 | -8 | -0.1% | 41,824 | 1,282 | 3.2% | 12,851,821 | 691,539 | 5.7% |
| 2016 | 7,702 | 142 | 1.9% | 42,888 | 1,064 | 2.5% | 13,448,494 | 596,673 | 4.6% |

*source: Statistics Canada 2016, 2011, 2006, 2001 and 1996

The Township's population growth rate has been consistently lower than the Provincial rate over the last five census periods, and since 2006, has had a growth rate lower than the County of Lennox and Addington.

Table 2: Stone Mills Age Group Distribution

| Year | Total Pop. | Age 0-14 | Age 15-19 | Age 20-34 | Age 35-49 | Age 50-64 | Age 65+ | Avg. Age | Median Age | % of the pop. aged 15 and over | % of the pop. 50 and older |
|------|------------|----------|-----------|-----------|-----------|-----------|---------|----------|------------|--------------------------------|----------------------------|
| 2016 | 7,700 | 1,245 | 455 | 880 | 1,440 | 2,125 | 1,360 | 42.3 | - | 81.3% | 45.3% |
| 2011 | 7,560 | 1,315 | 525 | 1,040 | 1,765 | 1,920 | 1,010 | - | 43.5 | 82.8% | 38.8% |
| 2006 | 7,565 | 1,465 | 555 | 1,100 | 1,940 | 1,680 | 830 | - | 41 | 80.7% | 33.2% |

*source: Statistics Canada 2016, 2011, 2006

Table 2 highlights the age group distribution of the Township over the past 10 years, and demonstrates a similar trend occurring in many predominantly rural areas across Canada: the population is aging. Due to limited migration into these areas and slow natural population growth, the average age of the population is increasing. As detailed in the table above, the percentage of the population aged 50 years and older has increased approximately 12% between 2006 and 2016. Inferences can be drawn which suggest that the slow population growth is indicative of a continued trend of out-migration from the area, and a lack of in-migration in categories other than seasonal residents.

One (1) and two (2) person household sizes continue to comprise the majority of household structures in Stone Mills, as detailed below in Table 3. Although the overall population of the Township is on an aging trend, dwelling and household composition has remained generally unchanged between 2011 and 2016, with trends leaning towards smaller households and more seasonal residents. Approximately 60% (3,011) of all private households occupied by "usual residents" comprise 1 or 2 persons, which has increased from approximately 57% (2,861) in 2011. The term "usual residents" refers to a private dwelling in which a person or group or persons permanently reside. The total number of private dwellings has increased in the Township by 271 between 2011 and 2016. Approximately 121 of these additional dwellings do not belong to "usual

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residents”, indicating that a large portion of new private dwellings (45%) is based on seasonal residents/households. The portion of private dwellings not occupied by usual residents (typically seasonal residents) increased from 9.7% (308) to 12.5% (429) between 2011 and 2016.

Table 3: Stone Mills Dwelling and Household Characteristics

| | 2011 | 2016 |
|--|-------|-------|
| Total Population | 7,560 | 7,702 |
| Total Number of Private Dwellings | 3,169 | 3,440 |
| Private Dwellings occupied by Usual Residents | 2,861 | 3,011 |
| Total number of persons in private households | 7,540 | 7,685 |
| Total Private Households by Household Size | 2,860 | 3,010 |
| 1 person | 495 | 545 |
| 2 persons | 1,140 | 1,265 |
| 3 persons | 485 | 515 |
| 4 persons | 510 | 470 |
| 5 or more persons | 160 | 215 |
| Average Household Size | 2.6 | 2.5 |

*source: Statistics Canada 2016, 2011

Population Projections

A component of this OP update is to incorporate the population and growth projections based on the new County OP forecasts. Table 4 highlights the (projected) net population increase of each lower-tier municipality in Lennox and Addington County. The County has seen modest and consistent growth since 2001, with the majority of growth occurring in the Town of Greater Napanee and in Loyalist Township.

Table 4: Net Population Increase in Lennox and Addington County

| Municipality | 1996-2001 | 2001-2006 | 2006-2011 | 2011-2016 | 1996-2016 |
|----------------------------|------------|--------------|--------------|--------------|--------------|
| Stone Mills | 108 | 231 | -8 | 142 | 473 |
| Addington Highlands | -27 | 110 | 20 | -209 | -106 |
| Greater Napanee | 138 | 268 | 111 | 381 | 898 |
| Loyalist | 39 | 472 | 1,159 | 750 | 2,420 |
| TOTAL | 258 | 1,081 | 1,282 | 1,064 | 3,685 |

*source: Statistics Canada 2016, 2011, 2006, 2001, 1996

The County OP identifies population growth forecasts to the year 2036, pursuant to Section B3 of the Plan, and detailed below in Table 5. Based on these projections, the Township of Stone Mills will expand its 2011 and 2016 population from 7,560 and 7,702, respectively, to a 2036 population of 8,832. Section B5 of the County OP forecasts an addition 400 low density units to accommodate the projected 2036 population. However, based on the average 2.5 persons per household noted for Stone Mills, a total of approximately 509 units may be required to accommodate the projected population.

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Table 5: County Population Growth Forecast by Municipality 2011-2036

| Municipality | Population Growth (2011 to 2036) | Growth Rate (2011 to 2036) |
|---------------------|-------------------------------------|-------------------------------|
| Greater Napanee | 3,663 | 23.61% |
| Loyalist Township | 4,177 | 25.75% |
| Stone Mills | 1,272 | 16.83% |
| Addington Highlands | 282 | 11.15% |
| TOTAL | 9,395 | 22.46% |

*source: County of Lennox and Addington Official Plan, 2016

Housing

The housing stock in Stone Mills comprises mostly single detached dwellings, constituting 96% of all dwellings in 2016, as detailed in Table 6 below. Modest growth of dwelling units has occurred since 2006. As noted above, the number of private dwellings has increased at a greater rate than the total number of new dwellings occupied by permanent residents, as detailed in Table 7 below, further indicating an increase in seasonal residents in the Township.

Table 6: Occupied Private Dwellings by Type and Tenure

| Type | 2006 | % | 2011 | % | 2016 | % |
|------------------|--------------|---------------|--------------|---------------|--------------|---------------|
| Single Detached | 2,651 | 94.5% | 2,710 | 94.9% | 2,880 | 96.0% |
| Semi Detached | 39 | 1.4% | 35 | 1.2% | 30 | 1.0% |
| Rowhouse | 0 | 0.0% | 5 | 0.2% | 5 | 0.2% |
| Apartment | 79 | 2.8% | 80 | 2.8% | 75 | 2.5% |
| Movable Dwelling | 0 | 0.0% | 25 | 0.9% | 0 | 0.0% |
| Other | 31 | 1.1% | 0 | 0.0% | 10 | 0.3% |
| TOTAL | 2,805 | 100.0% | 2,855 | 100.0% | 3,000 | 100.0% |

*source: Statistics Canada 2016, 2011, 2006

Table 7: Dwelling Number and Value

| Year | Total Private Dwellings | Private Dwellings (occupied by usual residents) | Average Value of Dwelling (\$) | Ontario Average Value of Dwelling (\$) |
|------|-------------------------|---|--------------------------------|--|
| 2016 | 3,440 | 3,011 | n/a | n/a |
| 2011 | 3,169 | 2,861 | n/a | n/a |
| 2006 | 3,122 | 2,805 | 190,284 | 297,479 |
| 2001 | 3,120 | 2,650 | 125,732 | 199,884 |

*source: Statistics Canada 2016, 2011, 2006, 2001

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Income, Employment and Labour Force

The Township of Stone Mills is located in a rural area and, as detailed in Tables 8 and 9 below, reflects income and employment statistics which reflect a smaller economy. Furthermore, the most recent comprehensive data available regarding income and labour force were taken as part of the 2006 Canadian Census, and provide some insight into the historical trends for income, employment and labour force within the Township. Data from the former Townships of Camden East and Sheffield, and Village of Newburgh, which comprise the current Township of Stone Mills, were used to gather data for the year 1996.

Table 8: Income and Employment Statistics for the Township of Stone Mills

| Year | Median Private Household Income | | Unemployment Rate | | Employment Rate | |
|------|---------------------------------|-------------|-------------------|----------|-----------------|----------|
| | Stone Mills | Province | Stone Mills | Province | Stone Mills | Province |
| 2006 | \$59,615.00 | \$60,455.00 | 4.0% | 6.4% | 64.5% | 62.8% |
| 2001 | \$48,771.00 | \$53,626.00 | 6.1% | 6.1% | 65.3% | 63.2% |
| 1996 | \$42,966.33 | \$45,155.00 | 12.1% | 9.1% | 68.7% | 66.3% |

*source: Statistics Canada 2006, 2001, 1996

Both Employment and Unemployment rates in the Township have steadily declined over each period, with the median private household income increasing, which is consistent with the trends throughout the Province of Ontario. Relative to income levels of Ontario, the median private household income levels have remained lower than the Provincial median. The total number of individuals in the labour force have marginally increased between 1996 and 2006.

Table 9: Labour Force by Industry (15+)

| | 1996 | % | 2001 | % | 2006 | % |
|--|-------|---------|-------|---------|-------|---------|
| Agriculture and Resource-Based Industries | 270 | 7.14% | 300 | 7.62% | 260 | 6.42% |
| Logging and Forestry Industries | 10 | 0.26% | n/a | n/a | n/a | n/a |
| Construction | 305 | 8.07% | 1040 | 26.43% | 425 | 10.49% |
| Manufacturing | 445 | 11.77% | | | 505 | 12.47% |
| Transportation & Storage Industries | 175 | 4.63% | n/a | n/a | n/a | n/a |
| Communication and Other Utility Industries | 125 | 3.31% | n/a | n/a | n/a | n/a |
| Wholesale Trade | 165 | 4.37% | 485 | 12.33% | 55 | 1.36% |
| Retail Trade | 515 | 13.62% | | | 345 | 8.52% |
| Finance and Real Estate | 155 | 4.10% | 110 | 2.80% | 145 | 3.58% |
| Government Services | 305 | 8.07% | n/a | n/a | n/a | n/a |
| Health Care and Social Services | 435 | 11.51% | 785 | 19.95% | 625 | 15.43% |
| Educational Services | 285 | 7.54% | | | 320 | 7.90% |
| Business Services | 135 | 3.57% | 525 | 13.34% | 585 | 14.44% |
| Accommodation, Food & Beverage Services | 220 | 5.82% | n/a | n/a | n/a | n/a |
| Other Services | 235 | 6.22% | 690 | 17.53% | 785 | 19.38% |
| TOTAL | 3,780 | 100.00% | 3,935 | 100.00% | 4,050 | 100.00% |

*source: Statistics Canada 2006, 2001, 1996

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The dominant labour force by industry in Stone Mills has more recently shifted from Construction and Manufacturing in 1996 and 2001, to Health Care and Educational Services in 2006. Construction and Manufacturing remains an important employment sector, being the third most dominant industry in 2006. Interestingly, Retail Trade has declined 1996 to 2006 (13.62% to 8.52%), while Business Services has seen a huge increase during the same period (3.57% to 14.44%), and is now the second largest single Labour Force in the municipality.

Overall, the catch-all category of “Other Services” has witnessed the largest jump in a 10 year period, increasing its portion of the labour force in Stone Mills by 13.16% over this period. Sectors classified within “Other Services” include repair and maintenance services, personal and laundry services, religious, grant-making, civic, and professional and similar organizations, and private household services. This industry, combined with the Business Services category, might represent an increase in the number of home-based operations in Stone Mills.

Development and Land Use

Development in the Township since 2001 has steadily increased, with home construction between 2002 and 2006 representing the largest number of new units constructed, as detailed below in Table 10. Within a 15 year period between 2001 and 2016, a total of 455 permits have been issued for new housing construction, with a total of 268 approved severance applications to accommodate new lots. The largest number of new lots were created between 2004 and 2008, which generally coincides with the increased number of new homes being constructed during this time.

Table 10: Number of Consents (Severances) & Issued Building Permits for New Housing Construction in the Township of Stone Mills

| Year | Number of Severances | Number of Building Permits Issued (New Housing Construction) |
|--------------|----------------------|--|
| 2001 | 12 | 19 |
| 2002 | 11 | 35 |
| 2003 | 12 | 43 |
| 2004 | 25 | 38 |
| 2005 | 26 | 38 |
| 2006 | 27 | 35 |
| 2007 | 26 | 29 |
| 2008 | 30 | 27 |
| 2009 | 16 | 22 |
| 2010 | 19 | 29 |
| 2011 | 23 | 22 |
| 2012 | 7 | 25 |
| 2013 | 13 | 29 |
| 2014 | 8 | 25 |
| 2015 | 10 | 18 |
| 2016 | 3* | 21 |
| TOTAL | 268 | 455 |

*represents completed severances - additional applications may still be pending (Source: Township of Stone Mills)

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Section B5 of the County OP allocates a housing forecast for the Township of Stone Mills of 400 low density housing between 2011 and 2036. As detailed in Table 10 above, a total of 140 building permits have been issued for new housing construction in Stone Mills between 2011 and 2016, achieving 35% of the targeted new housing starts allocated for the Township. Based on the past number of issued building permits, over the next 15-year period an average of approximately 17 new homes would need to be constructed each year to achieve the County's projected housing starts to 2036. Should new housing construction continue based on past construction trends in the Township, the County's housing forecast would be exceeded by or before the year 2036.

Table 11 highlights the total number of new houses constructed in the municipality between 2012 and 2016. The largest number of new homes were constructed in the communities of Newburgh and Yarker, representing 24 and 22 new homes, respectively. However, each community within Stone Mills has experienced some increase in new home construction.

Table 11: Number of New Houses Constructed Between 2012-2016 by Community

| Community | Number of New Houses Constructed |
|--------------|----------------------------------|
| Newburgh | 24 |
| Yarker | 22 |
| Tanworth | 15 |
| Croydon | 11 |
| Erinsville | 10 |
| Enterprise | 10 |
| Camden East | 9 |
| Moscow | 9 |
| Centreville | 8 |
| TOTAL | 118 |

*source: Township of Stone Mills

Approximately 47% of new housing construction in the Township are concentrated in the 3 southernmost hamlet communities of Stone Mills, including Newburgh, Yarker and Camden East. These communities are located in closest proximity to Highway 401 and larger urban areas of Napanee, Belleville and Kingston and may represent logical areas to accommodate some of the anticipated growth envisioned for the Township.

Policy Matters

A variety of policy matters have been identified as part of this Existing Conditions Analysis that will be addressed as part of the OP update. These matters include updated Provincial legislation and planning policy, the new County of Lennox and Addington OP and associated amendment to introduce new mineral aggregate resource policies and mapping (OPA 1), and the updated Township of Stone Mills Strategic Plan. These items are summarized below.

Provincial Policy Statement, 2014

The Provincial Policy Statement (2014 PPS) came into effect on April 30, 2014, and was issued under Section 3 of the *Planning Act*, which requires that all land use planning decisions considered under the *Act* be consistent with the PPS. The PPS provides policy direction on matters of Provincial interest related to land use planning and development.

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Updates to the OP in light of the 2014 PPS will consider the following points:

- Identification of mineral aggregate resources and inclusion of policies to support the conservation and rehabilitation of these resources (anticipated to be addressed as part of the County OP implementation);
- Policies which consider potential impacts of climate change, particularly in relation to identified environmental protection areas and natural hazards of the Township;
- Provision of affordable housing; and
- Increased protection of natural heritage features such as significant woodlands and valleylands, identified natural heritage systems, shoreline areas and environmental features.

Smart Growth for our Communities Act, 2015

The *Smart Growth for our Communities Act, 2015* (Bill 73) received Royal Assent on December 3, 2015. Contained within Bill 73 are several amendments that update the *Development Charges Act* and the *Planning Act*. The following table outlines the key amendments to the *Planning Act* as a result in Bill 73.

| Planning Act Amendment | Amendment Highlight |
|--|---|
| Built Form s. 2(r) | The Minister, the council of a municipality, local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, (r) the promotion of built form that, (i) is well designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant |
| Provincial Policy Statement ss. 3(10) | This subsection is revised to require an update to the Provincial Policy Statement every 10 years, as opposed to every 5 years. |
| Planning Advisory Committee ss. 8(2)(3)(4)(5)(6) | These subsections are revised to provide a non-mandatory option for lower-tier municipalities to appoint a planning advisory committee or a joint planning advisory committee between the councils of two or more lower-tier municipalities. |
| Official Plans ss. 16(1)(2)(19.3)(19.4) (23) | These subsections provide updates related to the contents of an official plan and procedures for informing and obtaining views of the public. |
| No Global Appeal of Official Plan ss. 17(24.2) | This revised subsection removes the ability for an appellant to appeal an entire Official Plan. |

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| Planning Act Amendment | Amendment Highlight |
|--|---|
| Conforming to Upper Tier Official Plan ss. 17(34.1) | This revised subsection states that an approval authority shall not approve any part of a lower-tier municipality's official plan if the plan does not, in the approval authority's opinion, conform within an upper-tier municipality's official plan. |
| Appealing to the OMB ss. 17(37.1-37.5)(40)(40.1-40.4), 34(18) | These revised subsections include clarifications and timelines for appeals to the OMB. |
| Updating Official Plans ss. 26(1) – (1.2), 26(7) | These revised subsections require, among other matters, municipalities to complete a comprehensive official plan review every 10 years, or every 5 years in situations where an OP is being updated and not replaced in its entirety. |
| “Time Out” for Official Plan or Zoning By-law Amendment ss. 22(2.1-2.2), 34(10.0.0.1 – 10.0.0.2) | These revised section prohibits a request for an official plan or zoning by-law amendment for a 2 year period once a comprehensive plan or by-law comes into effect. |
| Parks Plan and Payment in Lieu ss. 42(4.1-4.3)(6), 51.1 (2.1-2.3)-(3-3.2) | These revised sections provide the requirement to develop park plans prior to adopting new alternative parkland policies. Alternative parkland rates for cash-in-lieu dedications are also provided. |
| Minor Variances ss. 45 (1.0.1-1.0.4) | New provisions for minor variances to augment provincial regulation. |
| Consents ss. 53 (4.3-4.5) – (17-18.2) | These revised sections provide new regulations for information and obtaining the view of the public regarding Consent applications, details and timelines to release Notices of Decision and disputes and appeals. |
| Community Planning Permit ss. 70.2.1 | These revised sections change the “Development Permit System” to the “Community Planning Permit System” (CPPS) and outline the process for establishing the PPS. |

Many of these legislative changes are aimed at providing municipalities with additional authority related to municipal matters, and would not require amendments to the OP. However, some matters, such as those relating to Parkland Dedication and a requirement to develop a park plan prior to adopting alternative parkland policies, may require updating in the Township OP.

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Promoting Affordable Housing Act, 2016

The *Promoting Affordable Housing Act, 2016* received Royal Assent on December 8, 2016 and introduces amendments to the *Planning Act*, the *Development Charges Act, 1997*, the *Housing Services Act, 2011* and the *Residential Tenancies Act, 2006*. The purpose of the Act is to implement the Province's long-term affordable housing strategy and increase the supply of affordable housing. The following table outlines the key applicable amendments to the *Planning Act*.

| Planning Act Amendment | Amendment Highlight |
|--|--|
| Inclusionary Zoning Policies ss. 16(3) | This revised section allows official plans to contain policies that authorize inclusionary zoning to: <ul style="list-style-type: none"> a) Include affordable housing units within buildings or projects containing other residential units; and b) Provide for the affordable housing units to be maintained as affordable housing units over time. An assessment report is required prior to adopting policies into the official plan and an update is required every subsequent 5 years. |
| Appeal of Inclusionary Zoning Policies s. 17(24.1.2), 34(19.1), 34(19.3) | This revised section prohibits an appeal respecting inclusionary zoning policies and secondary suite policies. |
| By-law to Give Effect to Inclusionary Zoning Policies s.35.2 | This section outlines the content of a by-law to give effect to inclusionary zoning policies, including the number of affordable housing units, maintenance, standards, incentives, and purchase and sale of affordable housing units. |

Applicable *Planning Act* amendments authorize municipal official plans to incorporate policies to promote inclusionary zoning and encourage the development of affordable housing units. These policies may be considered for incorporation into the Township's OP.

County of Lennox and Addington Official Plan

The County of Lennox and Addington OP was adopted by County Council on September 30, 2015 and approved by the Ministry of Municipal Affairs and Housing, with modifications, on March 9, 2016. The County OP provides an upper-tier land use planning framework for managing growth and land use decisions in the County over a planning horizon to the year 2036. New policies and guidelines have been introduced as part of this latest consolidation, and as a result, requires updating of the Township's OP to ensure conformance, per *Planning Act* requirements.

A review of both the current Township of Stone Mills and County of Lennox and Addington Official Plans was completed to determine required updates to the Township OP.

Firstly, new population, employment and housing forecasts have been updated to a planning horizon to the year 2036, as follows:

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| County Official Plan Section | Growth (2011 to 2036) |
|---|-----------------------|
| Population Growth Forecast (Section B3) | 1,272 |
| Employment Growth Forecast (Section B4) | 122 |
| Housing Forecast (Section B5) | 400 Low Density Units |

It is anticipated the following additional areas will be addressed as part of this OP update, based on the policies of the new County OP:

- Additional provisions for establishing Secondary Residential Units for a property that is used as a detached, semi-detached or row house dwelling unit;
- Environmental Protection Area policies, including the identification of natural heritage systems, significant wildlife habitats and greater clarity on development and site alteration on adjacent lands and associated distances from identified natural heritage features; and
- New and expanded definitions have been introduced to comply with Provincial policy, and may result in amendments to definitions in the Township OP.

A key update to the County OP includes revisions to Section D5, related to Mineral Aggregate Resources. It was identified that that refined mapping is required to better identify bedrock resource areas within the County in order to screen areas which are not appropriate for future extraction. New policies have been introduced in the OP which identify the need for further study and refinement of this mapping. A “placeholder” policy is currently provided in Section D5.2 to commit the County to further assess this matter. A subsequent Official Plan Amendment (OPA #1 to County OP) is currently pending approval, and is further discussed below.

Draft Official Plan Amendment #1 – Mineral Aggregate Resource Policies

The Draft Official Plan Amendment (OPA #1) – Mineral Aggregate Resource Policies was released in December 2016, and includes the identification of Select Bedrock Resource Areas, modifications of the extent of the Selected Sand and Gravel Resource Areas of Primary and Secondary Significance, and introduces additional policies on mineral aggregate resources. The Amendment is currently awaiting approval from the Ministry of Municipal Affairs and Housing.

Schedule ‘C’ – Resource Areas, Constraint Areas and Waste Management of the County OP currently identifies areas of Selected Sand and Gravel Resource Areas of Primary and Secondary Significance, but has left a placeholder for the identification of Bedrock Resource Areas to further determine the extent of these areas.

The 2014 Provincial Policy Statement requires an assessment of the impacts of a proposed development on identified mineral aggregate resources. Due to the large amount of area comprising Bedrock Resource Areas, particularly in the Township of Stone Mills, new policies have been introduced which:

- Provide exemptions of certain types of development requiring an assessment;
- Outline assessment criteria to be considered by a local municipality; and
- Provide additional enhanced application requirements to provide additional guidance when applications to develop an aggregate resource use is submitted.

Once adopted, OPA #1 should be implemented into local Official Plans and associated policies. Updated mapping should be included to identify Select Resource Areas and incorporate any refinements to the Selected Sand and Gravel Resource Areas of Primary and Secondary

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Significance. New policies related to mineral aggregate resources, and associated mineral mapping, per OPA #1, should be considered as part of this Official Plan update,

Township of Stone Mills Strategic Plan

The Township of Stone Mills Strategic Plan outlines goals and objectives in key areas of interest to the year 2019. The Strategic Plan provides a vision for the Township as follows:

“A rural municipality, respectful of its history and culture, offering a variety of residential, recreational and commercial opportunities that provides its residents, businesses and visitors with a full range of services while promoting a healthy lifestyle, high community standards, business success, accountability and transparency and prosperous relationships.”

Among the many strategic objectives of the Plan, specific key areas related to Heritage and Sustainability fall within the purview of the Official Plan update. Heritage objectives aim “to recognize the historical significance of the built features and how these features contributed to the development of the municipality”. This objective is important when determining ways in which the Township will grow and evolve.

Sustainability objectives relate more specifically to the goal of the Official Plan to provide direction for future land use and growth, and aim “to ensure land use policies provide sufficient lands for economic development, residential growth and agricultural uses”.

Key actions are identified in the Strategic Plan and can be considered in incorporating new policies in the OP to achieve Heritage and Sustainability objectives. These actions are noted below:

- Develop urban design guidelines and policies to promote healthy, walkable and an accessible community;
- Vacant commercial buildings inventory;
- Create subdivision development plan;
- Implement process to maintain rural heritage and not to be planning prohibitive;
- Rural and urban development guidelines; and
- Zoning bylaw and official plan reviews.

The completion of the Official Plan update specifically achieves Strategic Plan goals. Incorporation of additional policies may be required to achieve the above-noted action items, and can include providing further policy direction on matters related to design, growth management, site plan control and subdivision development.

Summary

As the last update to Township’s current Official Plan was completed (approved) in 2011, the policy direction continues to remain relevant and current. However, since this time, new demographic information has been released from the 2016 Census, and as a result provides new insight into the growth, development, and population trends and demographics of Stone Mills. This plays an important role in updating and providing relevant land use policies in the Township’s OP. Furthermore, the adoption of the County of Lennox and Addington OP, as well as changes to Provincial policy and legislation also require consideration when updating the Township’s OP.

Roger Hogan, Deputy Clerk – June 27, 2017

The population of Stone Mills grew from 7,560 to 7,702 between 2011 and 2016. Between 2006 and 2016, the number of residents aged 50 and older have continued to increase, demonstrating that the slow population growth may be indicative of a continued trend of out-migration from the area, and a lack of in-migration in categories other than seasonal residents. The number of 2-person households in Stone Mills has seen the greatest increase, and reflects the largest household size category in the Township. The total number of private dwellings has increased by 271 between 2011 and 2016. Of this number, 121 private dwelling belong to those *not* considered as “usual residents”, and can be inferred as belonging to seasonal residents of the Township. Single detached dwellings continue to represent the majority of dwelling types in Stone Mills. Population in the Township is expected to increase by 1,272 people between 2011 and 2036, per the new County Official Plan growth projections.

Since the Township’s previous Official Plan update, a new Provincial Policy Statement has been released and new Ontario planning legislation has been introduced which has resulted in specific changes to Provincial planning policies, the *Planning Act*, and process for implementing and approving development applications, official plans and other planning items, through Bill 73. The *Promoting Affordable Housing Act, 2016* provides new direction to authorize inclusionary zoning and affordable housing policies in municipal official plans. This new legislation and associated *Planning Act* amendments will be addressed as part of this Official Plan update.

The County of Lennox and Addington has recently adopted their new Official Plan, providing new growth forecasts and additional provisions for Secondary Residential Units and Environmental Protection Area policies, as well as other smaller items which may require amendments. The County has also adopted Official Plan Amendment #1 introducing new policies and associated mapping to provide greater clarity on the expansion and protection of identified mineral aggregate resources in the County. Significant Identified Bedrock Resource Areas are contained in the Township of Stone Mills.

The Township’s Strategic Plan outlines key policy areas which are to be addressed in the Official Plan. These include the completion of the commercial buildings inventory and the addition of appropriate design guidelines, site plan control and subdivision development policies and other development and growth management policies.

The Official Plan Update will:

- Ensure the Township of Stone Mills is in compliance with the 2014 PPS, Bill 73 and the *Promoting Affordable Housing Act, 2016*;
- Ensure that the Township of Stone Mills conforms to the County of Lennox and Addington Official Plan;
- Revise and add policies related to Mineral Aggregate Resources, per the policies of the County Official Plan Amendment #1 (assuming it received Ministerial approval within the timeframe of the Township’s OP update project). Associated mapping to reflect Mineral Aggregate Resource Areas will be undertaken;
- Include new policies to respond to the Township’s new Strategic Plan objectives;
- Investigate policy changes related to comments put forth by local citizens and community organizations;
- Update official plan mapping to reflect the above policy documents, as required; and
- Include more specific changes to individual policies and policy sections to incorporate additional local matters of particular interest to the Township.