



Township of Stone Mills

**PLANNING BRIEF
5 YEAR OFFICIAL PLAN (OP) UPDATE
DRAFT FOR COUNCIL & PUBLIC CONSIDERATION**

PLANNING REPORT
FEBRUARY 2018



TABLE OF CONTENTS

1.0 INTRODUCTION 1

2.0 BACKGROUND REPORTS AND ANALYSES 1

3.0 KEY CHANGES..... 1

4.0 PUBLIC, COUNTY, PROVINCIAL, AND AGENCY COMMENTS..... 2

5.0 NEXT STEPS..... 2

APPENDICES

Appendix 1 – Official Plan Amendment Text (2nd Draft)

Appendix 2 – Official Plan Amendment Schedules

1.0 INTRODUCTION

The Planning Act requires that the Official Plan (OP) be reviewed every five years to reflect changing circumstances, new priorities for resources protection, growth of redevelopment in order to keep the document current. The last 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 was adopted by the County in September 2015 and approved by the Province in March 2016, and the policies of the County's OP Amendment #1 (OPA 1), which was approved by the Ministry of Municipal Affairs in December 2017. The update is also anticipated to include minor Township-initiated amendments. This report briefly addresses the proposed changes to the Official Plan, which is contained in Appendices 1 and 2 of this report.

2.0 BACKGROUND REPORTS AND ANALYSES

2.1 Existing Conditions Analysis

The existing conditions analysis was completed in June 2017. This analysis considered development trends in the Township, approaches to growth management, new Provincial policy and legislation (2014 Provincial Policy Statement (2014), Smart Growth for our Communities Act, 2015, Promoting Affordable Housing Act, 2016), and the Township's Strategic Plan. The Draft Official Plan amendment contained in Appendix 1 is based, in part, on the findings of the existing conditions analysis.

2.2 Vacant Lot Analysis

In order to help assess the appropriateness of the consent policies of the Official Plan, a vacant lot analysis was commissioned to examine the number of existing vacant lots available for residential development. This report identifies that there are approximately 500 vacant lots theoretically available for residential development. Despite this large number of lots and the historic and projected uptake of 24 to 28 lots per year, our recommendation is to maintain the current limit on the number of new lots created by consent, being 3 lots plus the retained lot. The recommendation to maintain this policy is made because there are a number of factors that will likely limit the number of lots available at any one time, and there are new policies recently implemented in the County OP and/or that are proposed to be implemented through this update process that will restrict lot creation.

3.0 KEY CHANGES

IBI Group has been working with Municipal and County Staff on reviewing the Official Plan and proposing the enclosed draft update. There are a number of changes proposed, many minor and/or technical in nature, but others that are of particular note, which are briefly described below

3.1 Agricultural Uses

In both the Rural and Agricultural designations, additional permitted uses are proposed, consistent with the Provincial Policy Statement and the County Official Plan. Ultimately, these additional uses are intended to provide agricultural operations with increased flexibility by allowing on-farm diversified uses, agri-tourism uses and agricultural-related uses.

3.2 Rural Commercial Uses

The Official Plan currently requires an official plan amendment to establish new resort commercial uses in the rural designation. This is proposed to be amended to allow such uses without an official plan amendment, instead requiring only a zoning by-law amendment and site plan control agreement, subject to certain tests.

3.3 Secondary Units

Policies are proposed that permit secondary units (secondary suites) in most designations.

3.4 Aggregate Resources

The amendment proposes a number of changes to the aggregate resources policies of the Plan, most significantly to implement Official Plan Amendment #1 to the County Official Plan regarding aggregate bedrock resources. The Township Official Plan currently identifies a limited amount of bedrock resource in the municipality, but the County OP now identifies a significant portion of the Township, particularly the southern half, as containing bedrock resources. The extent of the bedrock resource as proposed can be seen on Schedule 'A' in Appendix 2 to this report, where it is identified as "Bedrock Resource Overlay". The Township is required to implement the County Official Plan, including identifying such resources and establishing policies addressing development within or adjacent to these resources and for their potential extraction.

The policies proposed in the draft update document are intended to implement County and Provincial policies, as required, but in a manner that provides as much flexibility as reasonably possible to balance a number of competing interests. These interests include identification and preservation of aggregate resources (where practical), and allowing and encouraging sustainable rural development.

The changes also include additional policies for evaluating new or expanding aggregate extraction operations. Examples of these policies include evaluations of transportation routes, protection of groundwater resources, protection of natural heritage features, etc.

4.0 PUBLIC, COUNTY, PROVINCIAL, AND AGENCY COMMENTS

The proposed draft amendment is being circulated to the County and all required provincial ministries and provincial and local agencies for their review and comment.

A Public Open House was held in July 2017 to introduce the project, and a second Public Open House is proposed for February 20 to provide the community with an opportunity to review the proposed amendments with Staff and IBI Group, provide feedback and ask questions.

Input from all parties is requested to be received by mid-March.

5.0 NEXT STEPS

Once all feedback is received on the proposed draft policies, Staff and IBI Group will work to finalize a third and final draft of the proposed official plan amendment. This document will be circulated for final formal comment and the statutory public meeting will be held, with Council Adopting being the final step by the municipality. Once Council has adopted the amendment,

it will be forwarded to the County for their review and approval.

We look forward to receiving comments and input from Council and the community on the proposed amendments, and to finalizing the update such that it reflects the vision of the municipality.

Sincerely,
IBI Group

A handwritten signature in black ink that reads "Mark Touw". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Mark Touw, MCIP, RPP
Associate, Office Lead