

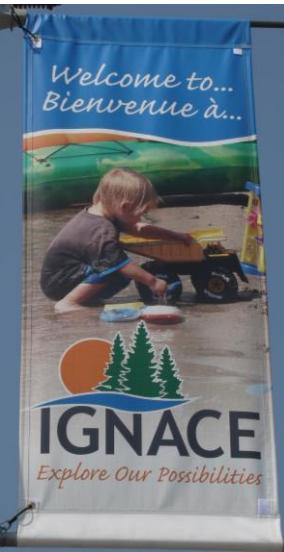


Official Plan and Zoning By-law Review

**Public Open House
December 3, 2019**

Silver Tops Senior Centre
302 Pine Street

wsp



Purpose of Today's Public Open House

- To update you on the project's progress
- To obtain your input into the draft
Official Plan and Zoning By-law

Presentation Overview

3

- 1 What is an Official Plan and Zoning By-law?
- 2 Why are we updating the Official Plan and Zoning By-law?
- 3 Project progress to date
- 4 Anticipated updates to the Official Plan and Zoning By-law
- 5 Next Steps

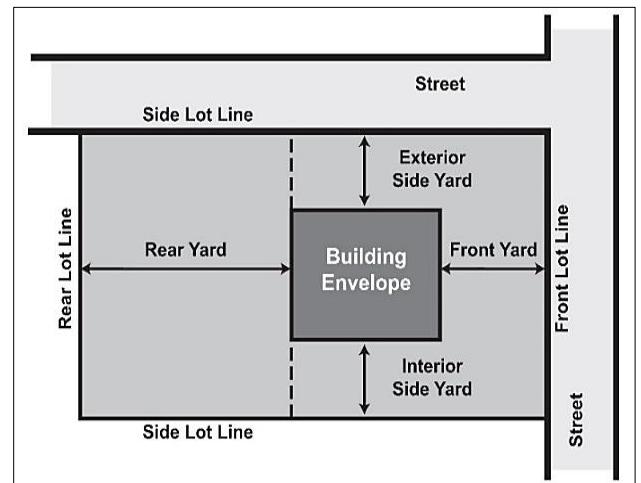
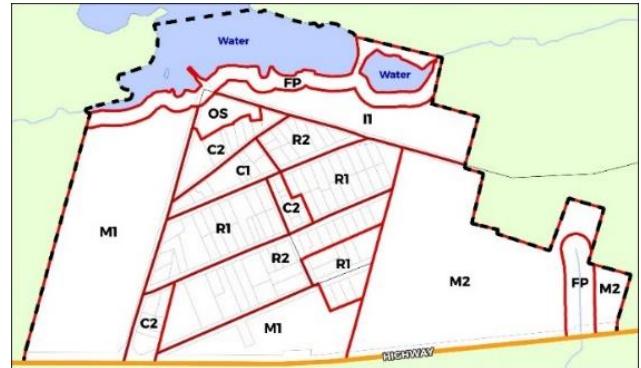
What is an Official Plan?

4

- The Official Plan describes the Township's policies on how land in the community should be used.
- The Official Plan contains policies to address:
 - Where housing, industrial uses, and businesses may be located
 - The protection of environmental features
 - The management of natural resources

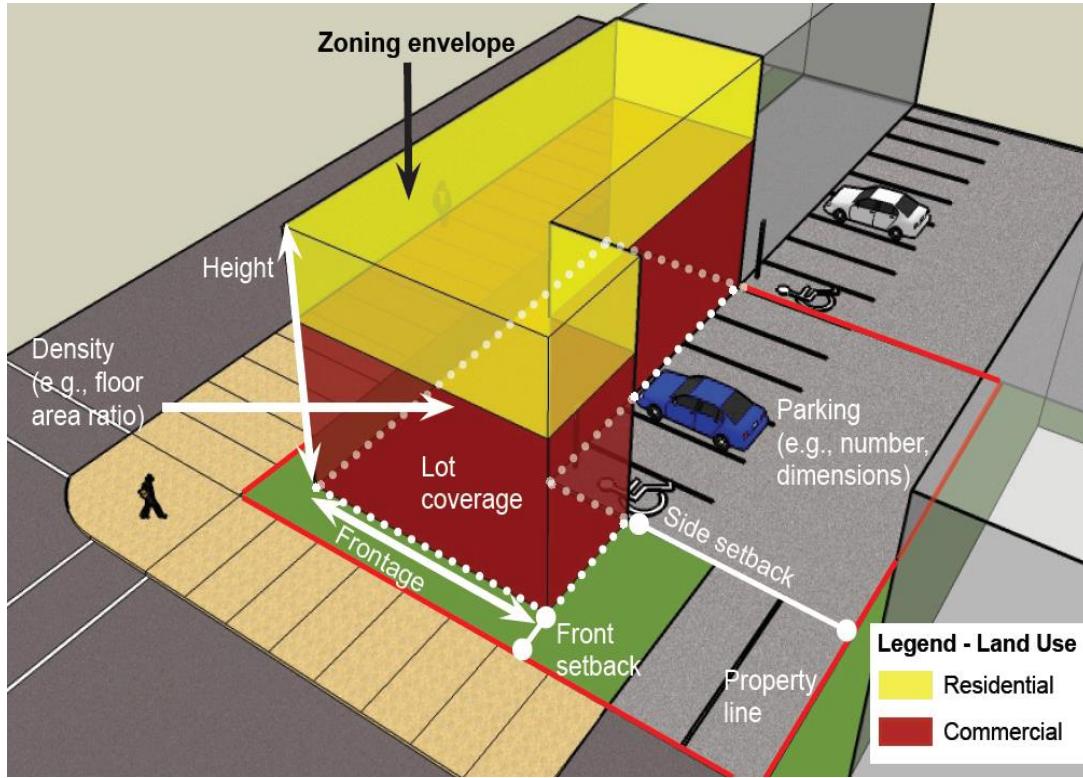
What is a Zoning By-law?

- The Zoning By-law translates the land use planning objectives, designations, and policies of the Official Plan into detailed standards for how a property may be developed.
- A Zoning By-law includes:
 - Where buildings and structures can be located;
 - Lot sizes and dimensions;
 - Maximum building heights;
 - Minimum setbacks from streets, lot lines, and waterbodies; and
 - Parking requirements.



What is a Zoning By-law?

6



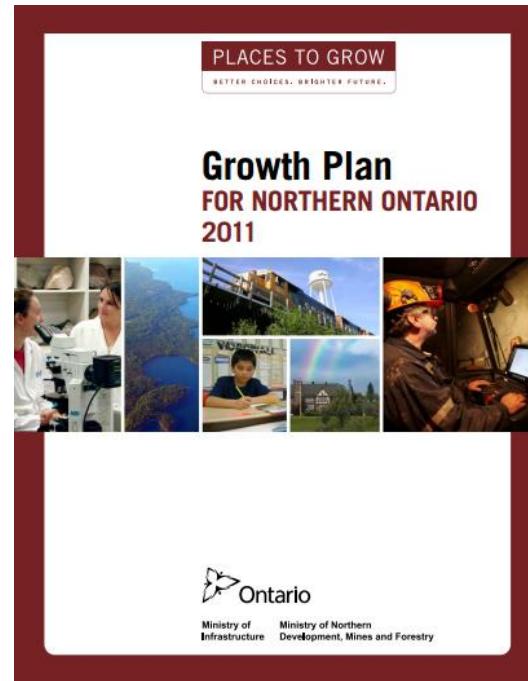
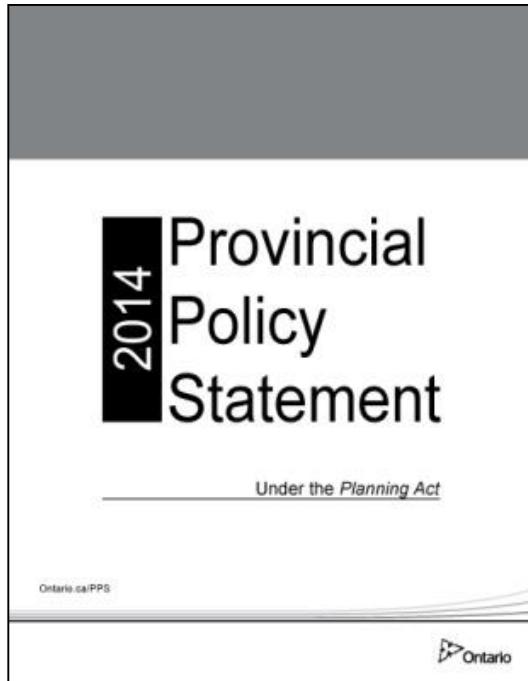
Why are we Updating the Official Plan and Zoning By-law?

- The Planning Act requires the Official Plan to be updated (amended) every five years, or entirely replaced every 10 years.
- The Planning Act requires the Township's Zoning By-law to be kept up-to-date with the Official Plan.
- A new Official Plan and Zoning By-law will ensure that future development is consistent with the local community vision.
- The Township's current Official Plan was approved in November of 2010.
- The Township's current Zoning By-law was approved in 2005 and updated in 2014.

Provincial Requirements

- The Official Plan policies will be required to be consistent with the Provincial Policy Statement (2014) and conform to the Growth Plan for Northern Ontario (2011).

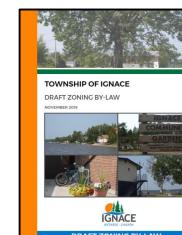
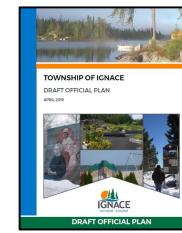
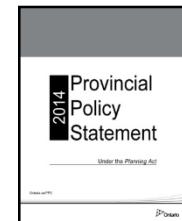
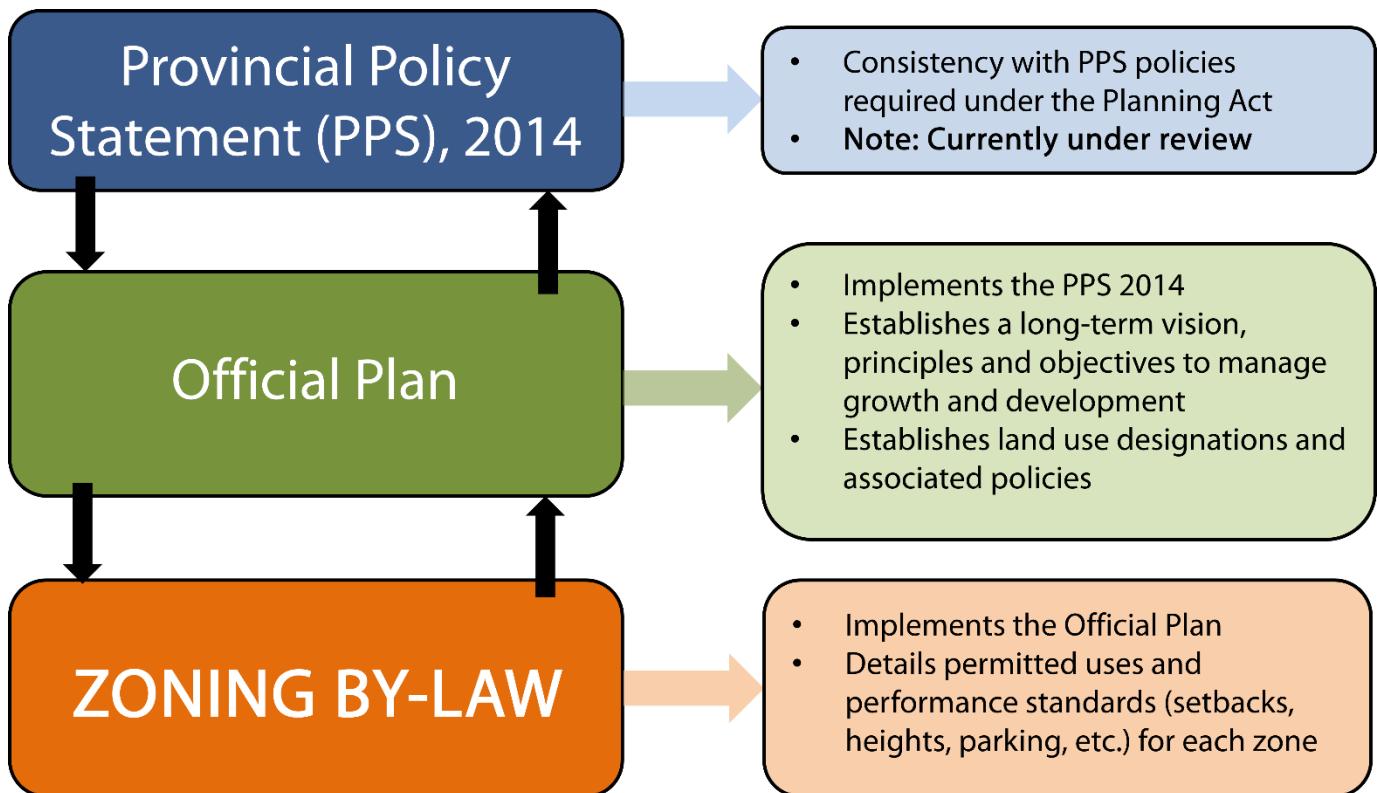
8



Provincial Requirements

- The Zoning By-law will be required to conform to the Official Plan.

9



Project Process

- The Official Plan and Zoning By-law review include opportunities for public input and engagement throughout the process, including the following:
 - Policy Workshops (held November 2018)
 - Special Meeting of Council (held April 2019)
 - Public Open House (Tonight)
 - Public Meeting (Early 2020)

Policy Workshops

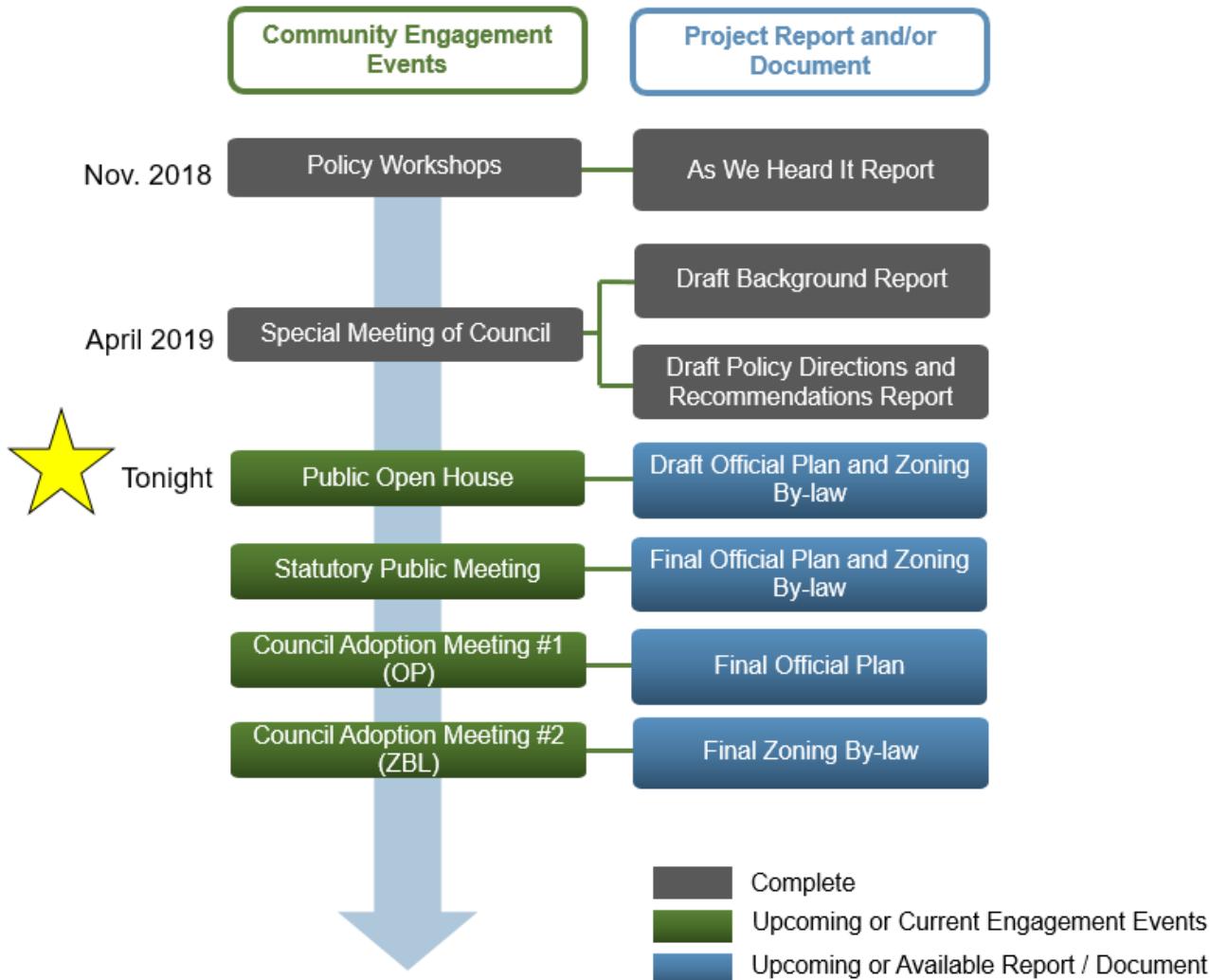
- Two (2) Policy Workshops were held on November 27, 2018.
- Included facilitated group discussions on a range of policy topics.

11



Project Process

12



Summary of Key Proposed Changes

Draft Official Plan (April 2019)

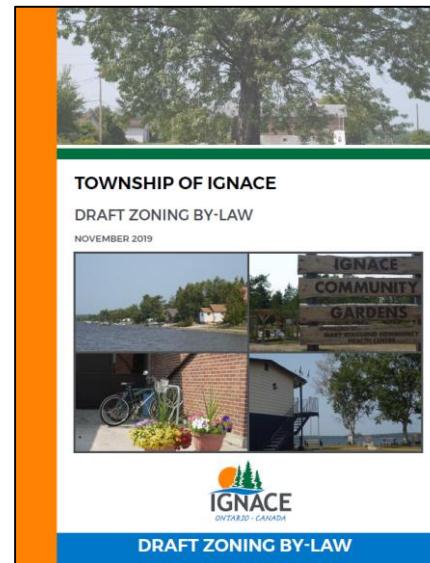
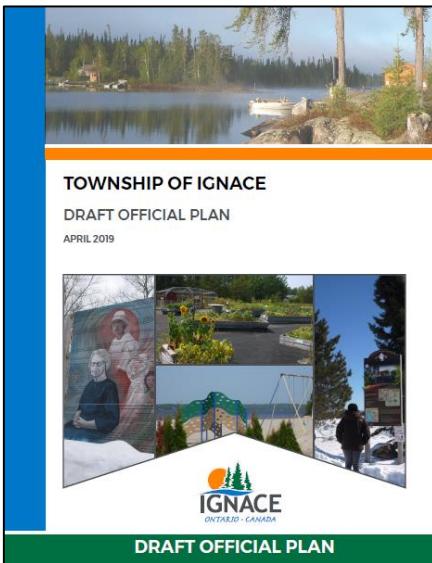
13

Draft Zoning By-law (November 2019)

General

- Modern and user-friendly documents
- Consistent with the 2014 Provincial Policy Statement and Growth Plan for Northern Ontario
- Modernized general provisions and zoning definitions

14



Vision

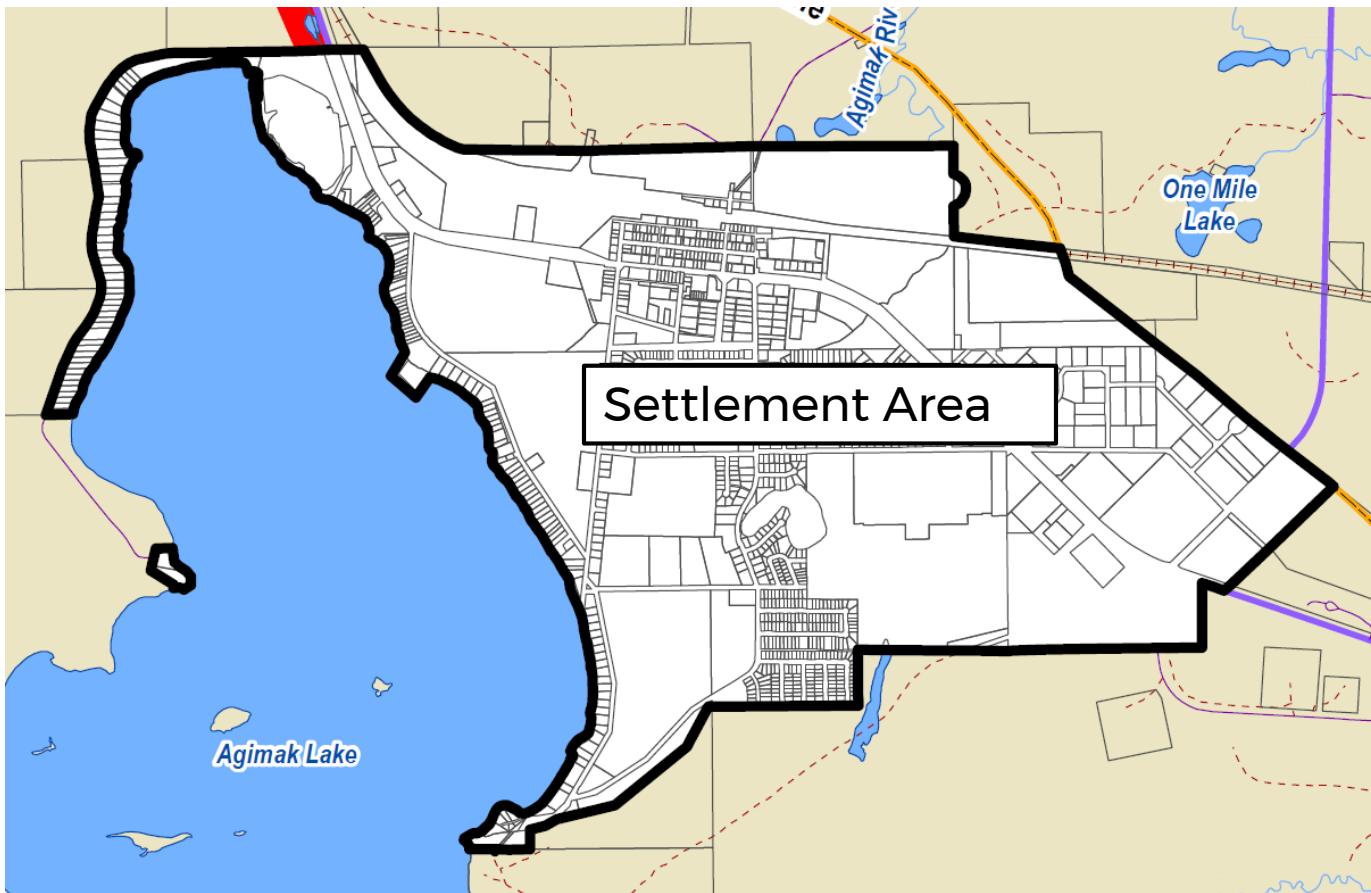
The Draft Official Plan's Vision:

Ignace will be a complete, healthy, and active Northern community which offers a full range of housing, employment, services, and opportunities for all residents at all stages of life. Regardless of whether the Township hosts the future Adaptive Phased Management project, Ignace will grow its tourism, resource, and service (e.g. commercial) sectors through economic diversification and investment-readiness initiatives. The Township will continue to protect its key natural heritage and recreational resources, such as Agimak Lake, and will maintain its small-town character.

Growth Management Analysis

- In February 2018, WSP undertook a Growth Management and Vacant Land Supply Analysis.
- The analysis assessed whether the supply of vacant residential and employment within the Settlement Area is sufficient to accommodate anticipated residential and employment growth to the planning horizon year of 2038 under various growth scenarios.
- The Draft Official Plan maintains the current Settlement Area Boundary, as there is sufficient land to meet demand to the year 2038.

Growth Management Analysis



17

Housing

Garden Suites

Garden suites are single-unit detached residential structure containing bathroom and kitchen facilities that are ancillary to existing residential structures and designed to be portable.

18

- The Draft Official Plan and Zoning By-law permit garden suites through a temporary use by-law for a period up to 20 years.



Image Source: zolo.ca



Image Source: ecolog-homes.com/

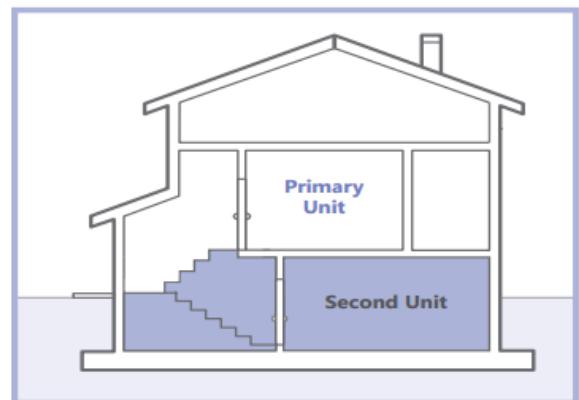
Housing

Second Units

Second units are self-contained residential units that include kitchen and bathroom facilities (e.g. basement apartments or apartment above a garage).

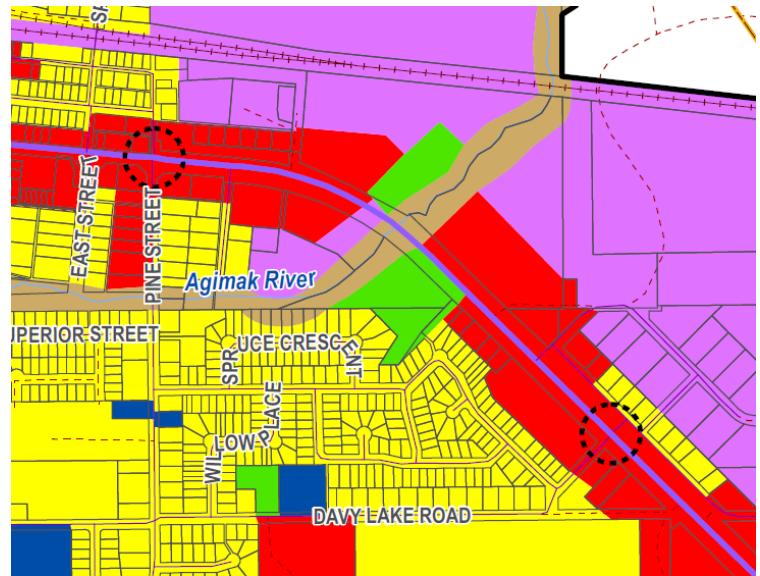
19

- The Draft Official Plan and Zoning By-law will permit one second unit in a dwelling and one second unit in a building or structure ancillary to a dwelling.



Pedestrian-friendliness

- The Draft Official Plan requires new plans of subdivision to provide sidewalks on at least one side of the street.
- Schedule B of the Draft Official Plan identifies a proposed pedestrian crossing at Pine St. and Main St. (Highway 17) on Schedule A of the Official Plan.



Conceptual Pedestrian Crossing
(Future)

Recreational Vehicle Storage

- The Zoning By-law regulates the outdoor storage of recreational vehicles and trailers.
- Current zoning provisions allow a maximum of one trailer, camper, recreational vehicle, park model or motor home to be stored in any Residential zone.

21



Image Source: City of Sarnia

Recreational Vehicle Storage

Draft Zoning Bylaw Provisions:

Residential lots in the Settlement Area where a dwelling exists:

- A maximum of two (2) recreational vehicles (RVs) may be stored in any zone within a rear yard or interior side yard.
- Where the rear yard or interior side yard is inaccessible, one (1) RV may be stored in a front yard or exterior side yard.
- One (1) additional RV may be temporarily parked anywhere on a lot and used for human habitation for a maximum of 30 days in any calendar year.

22

Residential lots in the Settlement Area where no dwelling exists:

- One (1) RV may be temporarily parked anywhere on a vacant residential lot for a maximum of 30 days in any calendar year.

Recreational Vehicle Storage

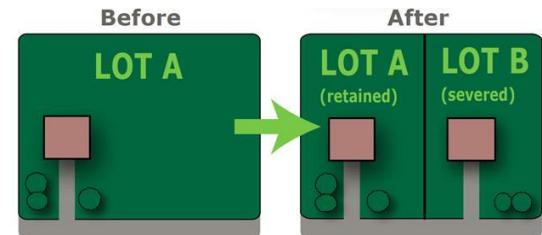
Human Habitation

- The current Zoning By-law states that where a Recreational Vehicle is stored or parked on a lot, where a dwelling is in existence on the same lot, it may be used for human habitation for not longer than 90 days in any calendar year.
- The Draft Zoning By-law proposes to extend this period from 90 days to 180 days.

Rural Lot Creation

Official Plans include policies related to the creation of new lots.

- Generally speaking, new lots can be created either through a Consent ('severance') process or Subdivision Process
- The in-effect Official Plan permits one (1) new lot to be created through consent ('severance') in the rural area from a lot as it existed on January 11, 1988.



Rural Lot Creation

- The Draft Official Plan proposes to allow two (2) new lots to be created through consent ('severance') in the rural area from a lot as it existed on January 11, 1988.
- New lots will be required to meet the minimum lot size in the Zoning By-law and all other applicable lot creation policies of the Official Plan.

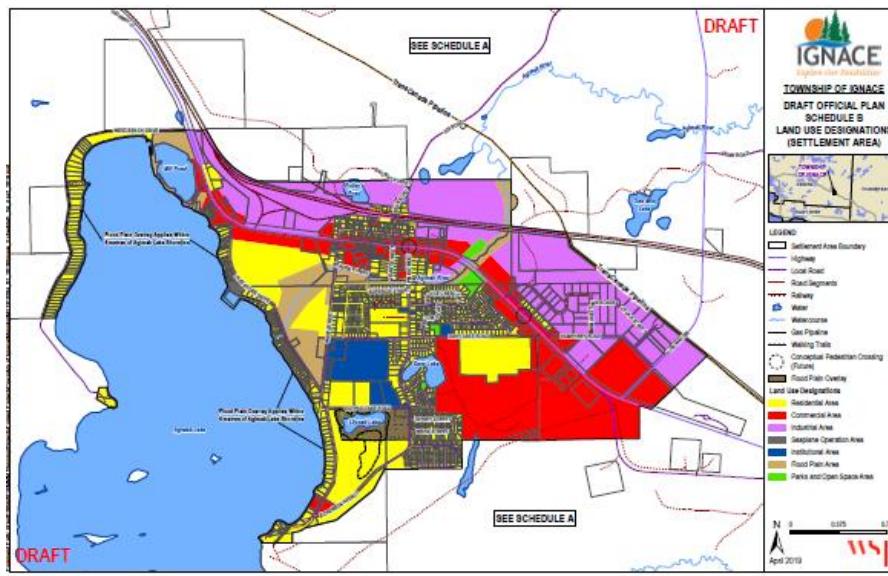
25

Official Plan Schedules (Maps)

The Draft Official Plan includes four Land Use Schedules, as follows:

- Schedule A – Settlement Area
- Schedule B – Rural Area
- Schedule C – Natural Heritage and Development Constraints
- Schedule D – Potential Wildland Fire Hazard

26

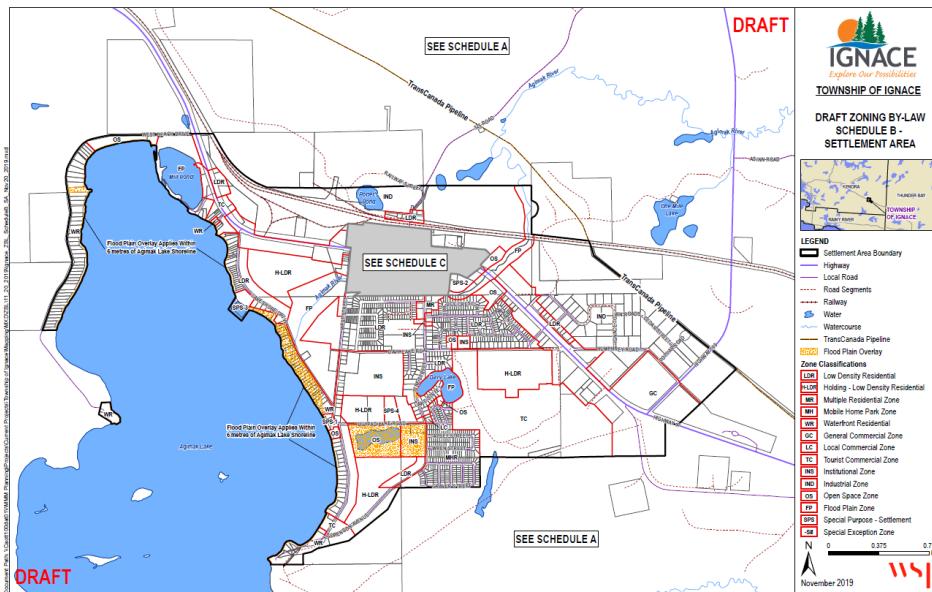


Zoning By-law Schedules (Maps)

The Draft Zoning By-law includes three Zoning Schedules, as follows:

- Schedule A – Rural Area
- Schedule B – Settlement Area
- Schedule C – Commercial Business District

27



Technical Updates – Draft Official Plan

28

- A 10-year Official Plan (as opposed to a 5-year Official Plan)
- Community Improvement policies have been revised to allow for the consideration of a rural Community Improvement Plan
- Community gardens permitted in all Official Plan Designations (and Zoning By-law zones)
- Updated to permit agricultural uses, agriculture-related uses, and on-farm diversified uses in the rural area

Technical Updates – Draft Zoning By-law

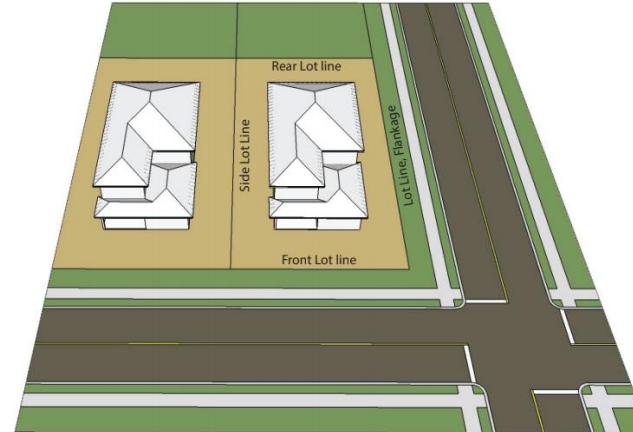
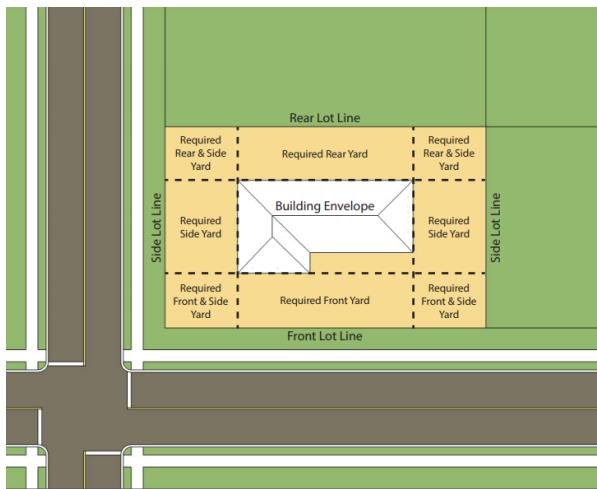
- Harmonizes terminology to describe land prone to flooding and/ or slope hazard
- Permits ‘tiny homes’ in the Mobile Home Park Residential Zone
- Adds requirements for Barrier-free parking in accordance with the Accessibility for Ontarians with Disabilities Act
- Adds a new Rural Residential Zone applicable to residential development outside of the settlement area on private services

Technical Updates – Draft Zoning By-law

Zone Provisions (Performance Standards)

- Each zone includes specific building regulations (e.g. minimum lot area, maximum lot coverage, and required yards).
- As part of the Zoning By-law review, existing standards will be reviewed to ensure that they are appropriate and not overly restrictive.

30



Next Steps

31

1

Community review and input (by December 18, 2019)

- Township website (<https://www.ignace.ca/town-hall/strategies-and-plans/official-plan>)
- Township Office (34 Main Street, Ignace)

2

Revise Draft Official Plan and Zoning By-law (January 2019)

3

Statutory Public Meeting (Early 2020)

4

Council Adoption of Official Plan (Mid-2020)

5

Council adoption of Zoning By-law (End of 2020)

Thank you!

If you have questions, comments, or further input
on the Official Plan and Zoning By-law review,
please contact:

32

Jason Felix
Economic Development Manager
807-934-2202 Ext. 1034
jfelix@ignace.ca