

CITY OF ELLIOT LAKE



**CITY COUNCIL - SPECIAL MEETING
AGENDA**

2017-1

Monday, March 27, 2017

6:30 pm

COUNCIL CHAMBERS

Pages

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DECLARATIONS OF CONFLICT OF INTEREST**
4. **PUBLIC PRESENTATIONS**

4.1 March 27, 2017. Report from J.L. Richards Planning Consultants

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re: introduction of the five year review process of the Official Plan of the
City of Elliot Lake

Presenter: Sarah Verreault, MCIP, RPP

5. **CORRESPONDENCE LIST**
6. **REPORTS**
7. **NOTICES OF MOTION**
8. **OTHER BUSINESS**
9. **ADJOURNMENT**



Official Plan Review

City of Elliot Lake
Special Meeting of Council –
March 27, 2017





Introduction

- The City of Elliot Lake is in the process of updating its Official Plan.
- The purpose of the review is to:
 - Gather public input regarding future development of the City
 - Amend the Plan to enable the City's vision for future development
 - Amend the Plan to conform to Provincial land use planning policies





What is an Official Plan?

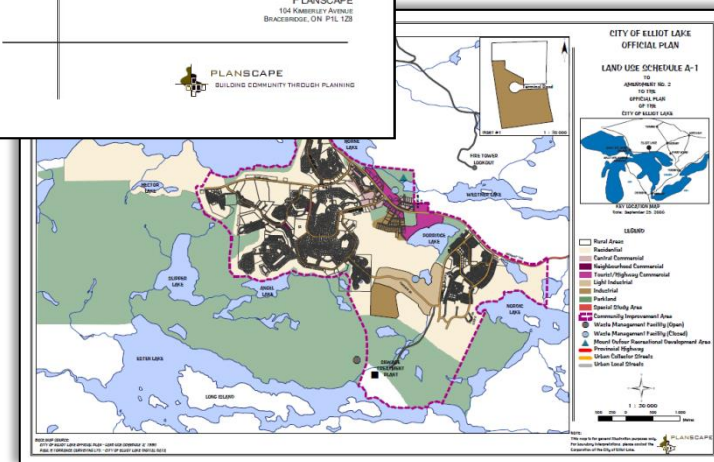
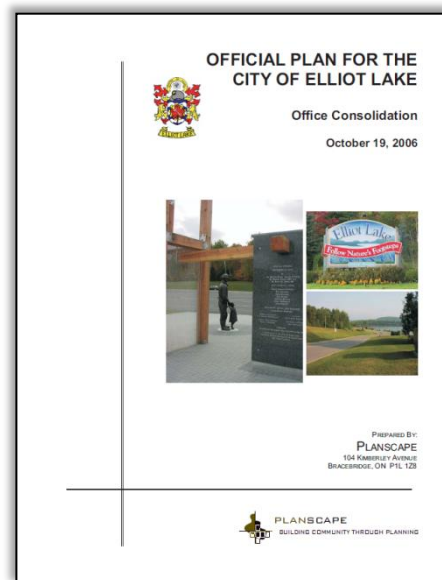
- **An Official Plan :**

- Is a document that establishes policies for how land should and will be used in your municipality
- Is adopted by Council and approved by the Province
- Deals with land use planning matters such as:
 - where new housing, businesses, and industry may be located
 - how development will be shaped (densities, infill, affordability)
 - when, and in what order, parts of your community may grow
 - how matters of provincial interest will be protected (wetlands, floodplains, heritage, etc.)
 - community improvement initiatives and other implementation tools

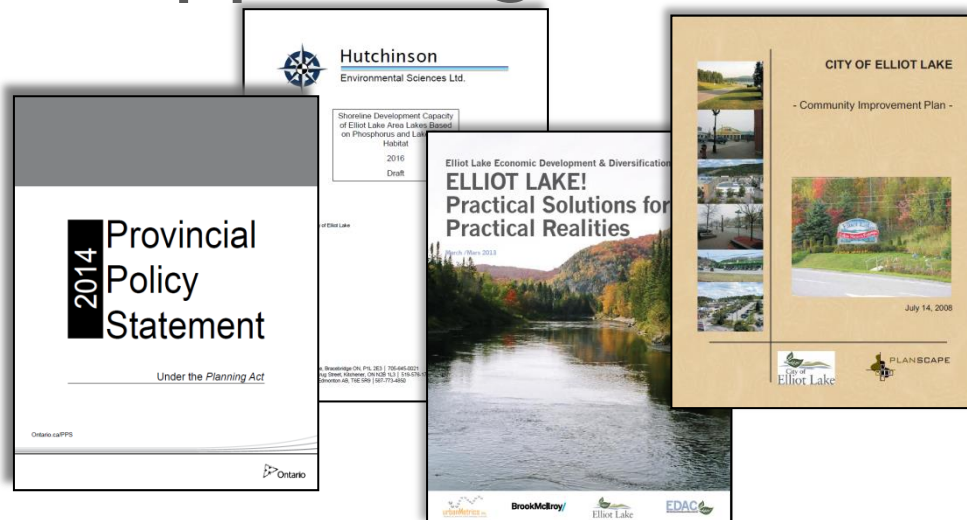


The City of Elliot Lake Official Plan

- The City of Elliot Lake's current Official Plan (OP) came into effect in 1998, and had a major amendment in 2006
 - Basis of the Plan
 - General Development
 - Detailed Development
 - Transportation
 - Implementation
- The anticipated result of this review is an Official Plan Amendment (OPA)



Supporting Policies & Studies



- The Official Plan Review will update the policies and schedules of the Official Plan in keeping with provincial policies, changes to the *Planning Act*, and other current and on-going Municipal studies

- Provincial Policies include: Provincial Policy Statement (PPS), 2014; Growth Plan for Northern Ontario (2011); Bill 140 *Strong Communities through Affordable Housing Act*, 2011; Bill 73 *Smart Growth for our Communities Act*, 2015
- City documents:
 - Shoreline Development Capacity Study (2016)
 - Strategic Plan (2015)
 - OP Healthy Communities Review (2013)
 - Community profile (2014)
 - Economic and Diversification Strategy (2013)
 - Parks, Recreation, Arts, and Culture Master Plan (2009)
 - Community Improvement Plan (2008)
 - Highway 108 Corridor Study (2006)
 - Dunlop Lake Management Plan (2001)



Provincial Policy Statement, 2014

- Current OP was written to be consistent with the 2005 Provincial Policy Statement (PPS)
- The PPS provides policy direction on matters of provincial interest related to land use planning and development.
- The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment.
- Policy changes deal with:
 - Affordable housing and second units;
 - Active transportation and transit-supportive settlement areas;
 - Targets for intensification and redevelopment;
 - Stormwater management;
 - Climate change;
 - Natural heritage systems and features;
 - Source protection areas;
 - Wildland fire

Strong Communities through Affordable Housing Act, 2011

- Secondary Suites
 - Required to establish OP policies and ZBL provisions allowing second units in single, semi, and row houses, and accessory structures
 - Secondary unit policies and provisions are sheltered from OMB appeal (at any time – per Bill 73)
 - Need to identify appropriate areas and establish standards for second units; Minister has regulation-making authority to prescribe standards for second units.
- Garden Suites
 - Can be authorized under a temporary use by-law for up to 20 years. (Provisions allow municipalities to extend timelines in 3-year increments).

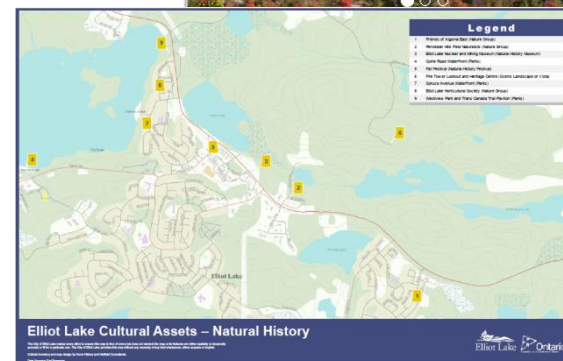
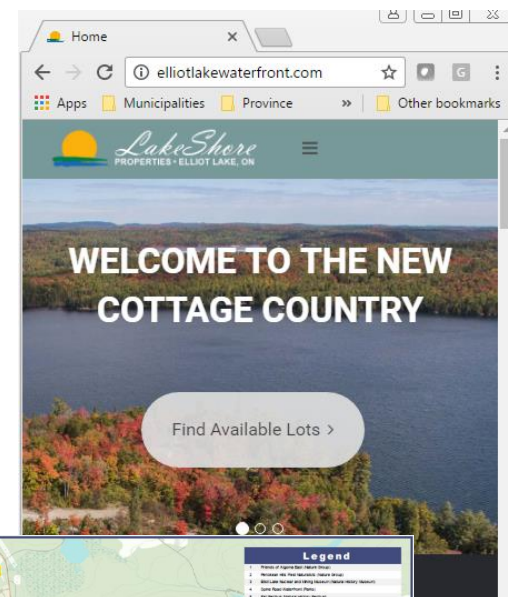
Smart Growth for Our Communities Act, 2015

- **Public Consultation**
 - Municipal OPs must include description of measures and procedures for informing and obtaining views of the public on OPAs, zoning by-laws, plans of subdivision and consents
- **Built Environment**
 - OPs must contain “goals, objectives and policies established to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality”



Municipal Priorities

- Implementing the vision from the City's Strategic Plan (2015)
- Industrial Lands
- Waterfront Development / Cottage Lot program
- Urban Design Policies / implementing the Community Improvement Plan
- Heritage and Cultural policies
- Natural Heritage features policies
- Natural Hazards
- What other issues would you like to see addressed in the update to the City's Official Plan?





The Review Process

Stage 1:

Background

1. Background Review
2. Provincial Core-Team Meeting
3. Public Consultation
 - Special Meeting
 - Public Workshop

January – April 2017

Stage 2:

Draft Official Plan Amendment

1. Identify Preferred Direction
2. Undertake Draft Text and Schedules
3. Public Consultation (Open House)
4. Consider Input and Prepare Final Draft Official Plan Amendment

April – July 2017

Stage 3:

Final Official Plan Amendment

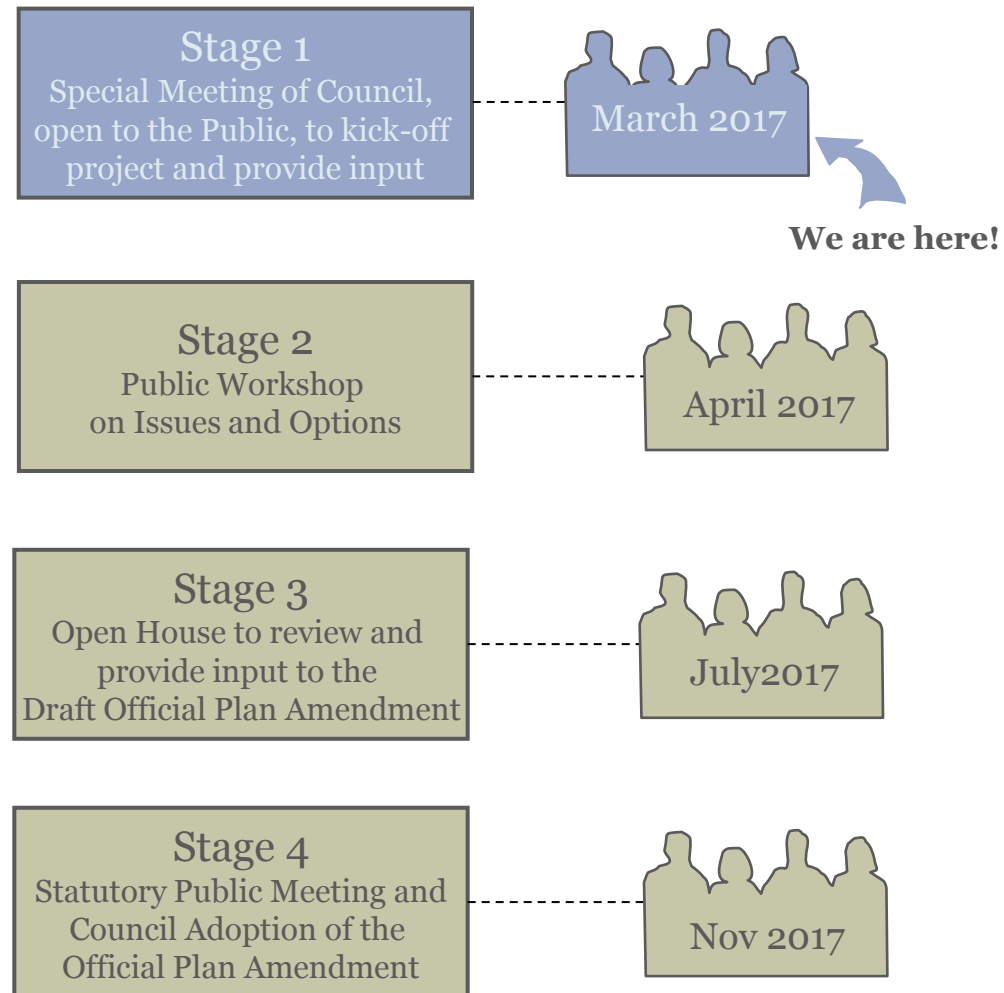
1. Finalize Text and Schedule Changes
2. Statutory Public Meeting
3. Council Adoption

August – November 2017

The Council-adopted Official Plan Amendment must be submitted to MMAH for final approval.

Public Participation

- Public participation will be encouraged at each stage of the process





Next Steps

- Please provide your comments throughout the OP update process
- Prepare draft Background Study
- Public Workshop to be held in April 2017



Thank you

Questions?



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