



Town of St. Marys **OFFICIAL PLAN REVIEW & UPDATE**

**Council Meeting
August 28, 2018**



Draft Modified Official Plan



Section 2.3 (Heritage Conservation)

- removal of Schedule D and associated policies respecting location of heritage conservation sites
- addition of policies respecting heritage impact assessments, designation of Heritage Conservation Districts, cultural heritage landscapes and viewscape protection

Section 3.1 (Residential)

- addition of policies respecting compatible development, evaluating neighbourhood character, infill and intensification, accessory apartments and encouraging affordable housing



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Section 3.2 (Downtown - replaces 'Central Commercial')

- addition of policies to allow residential on ground floor of low rise apartment buildings in certain areas based on criteria

Section 3.4 (General Industrial)

- broadening of permitted uses
- addition of policies restricting the conversion of employment areas to non-employment at the time of a comprehensive review

Section 3.5 (Extractive Industrial)

- addition of policies respecting rehabilitation of extraction sites, sensitive land uses, and wayside pits and portable asphalt plants



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Section 3.7 (Recreational)

- update to park classification to implement Town's Recreation and Leisure Services Master Plan
- addition of policies promoting active transportation

Section 3.9 (Natural Heritage)

- addition of policies to ensure conformity with Provincial Policy Statement including policies respecting significant wetlands, wood lands, significant valleylands, significant wildlife habitat, etc.



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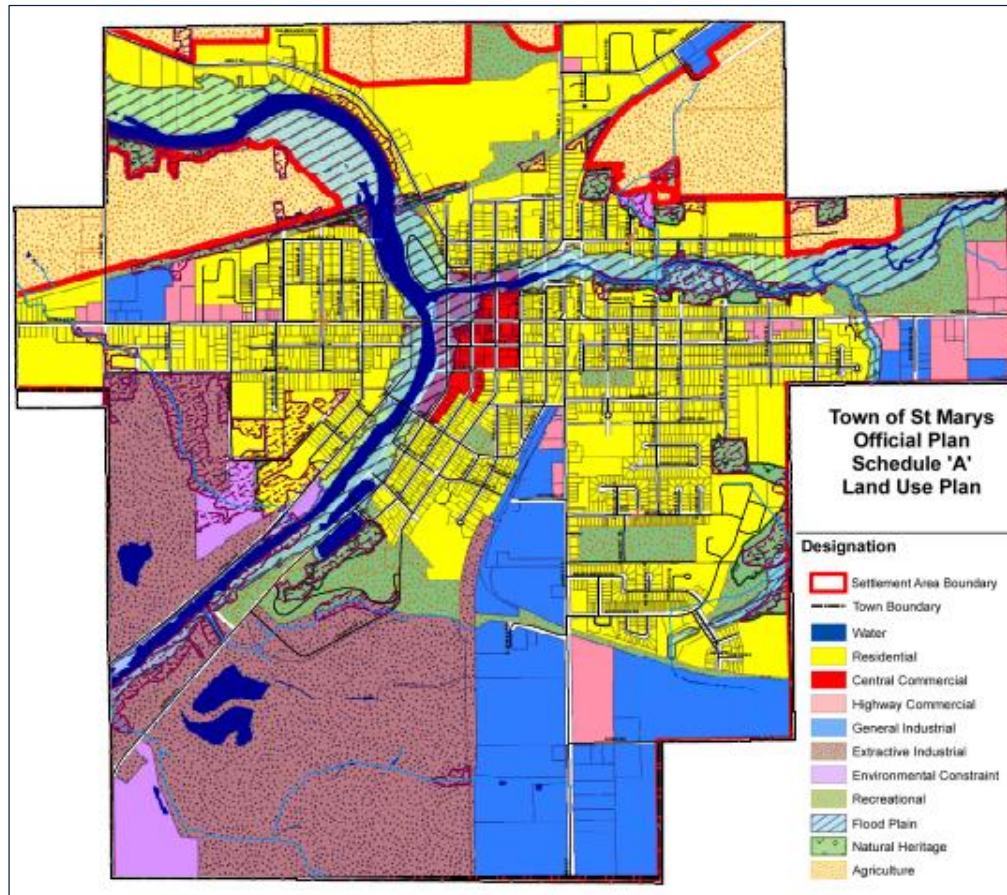


Natural Heritage System

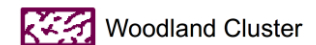
- New Appendix 1 to identify features and areas to be considered and evaluated with any application for development or site alteration.
- Significant woodlands include:
 - vegetation groups within or touching significant valleylands, or located within 30 metres of an open watercourse
 - any woodland vegetation group ≥ 1 hectare in size
 - any woodland vegetation group within 100 metres of a woodland vegetation group that is ≥ 1 hectare
- Ecologically important features of the natural heritage system were identified if they met ecologically based criteria established in the study, including watercourses, meadows and thickets. To be classified as a meadow or thicket, they must be ≥ 30 metres wide and ≥ 0.5 hectares.



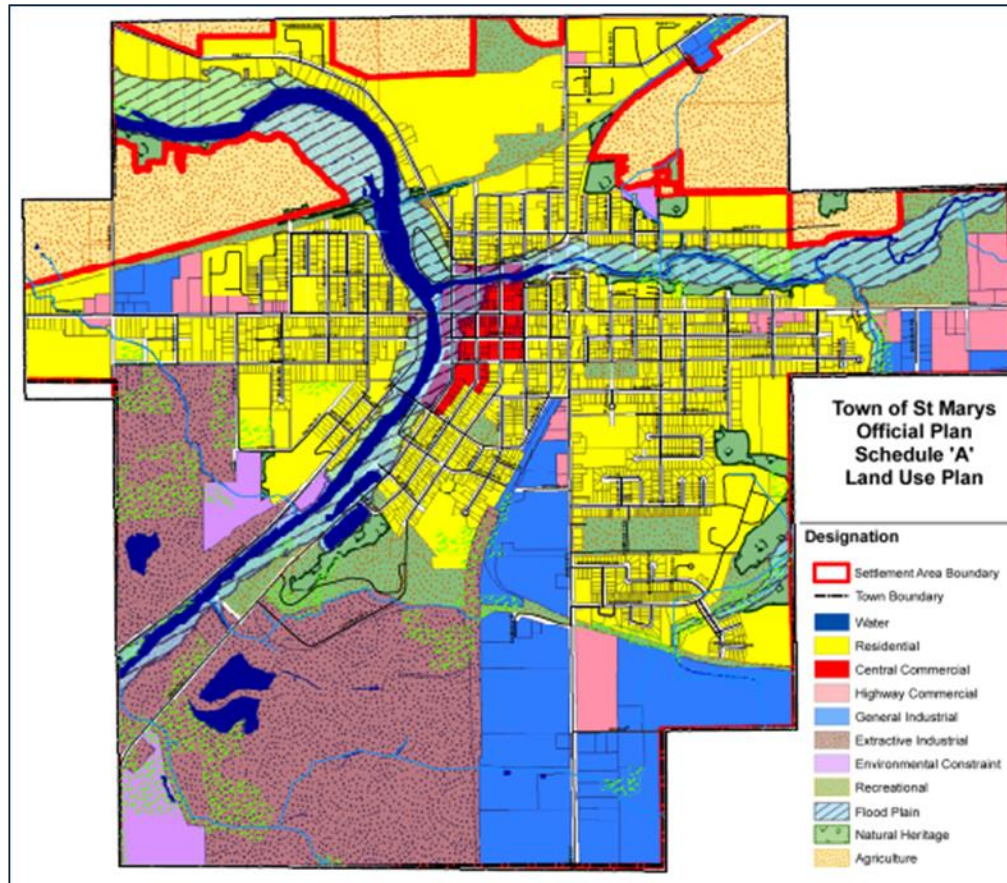
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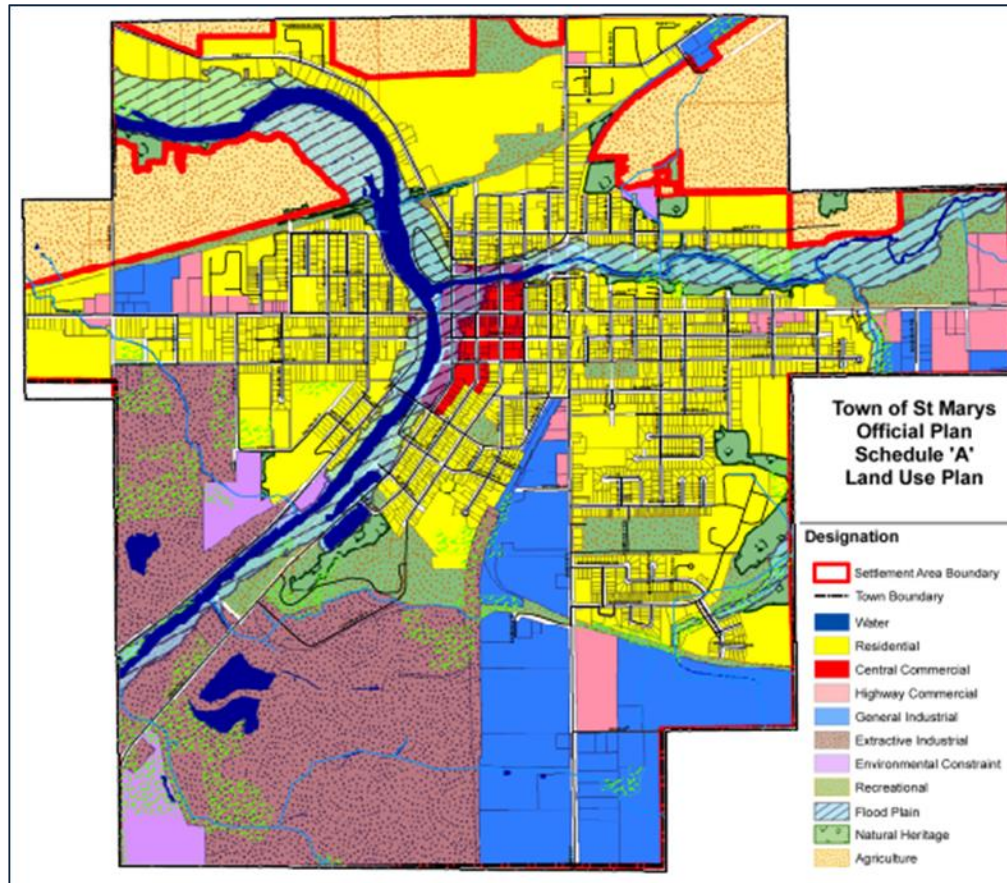


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 Meadow Cluster



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 Thicket Cluster



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Section 4 (Division of Land and General Land Use Policies)

- addition of policies regarding urban design and sustainable development

Section 5.6 (Source Water Protection)

- new section added to ensure the protection of municipal drinking water supplies

Section 7.25 (Complete Applications)

- new section regarding pre-consultation, required information and studies in support of Planning Act application(s), and part lot control

Consolidation of OPA's 26 to 32 into the Official Plan



Highway Commercial



Options for consideration:

1. New Highway Commercial–Light Industrial designation

- Would permit additional uses such as small-scale light manufacturing, processing and storage/warehouse uses, wholesale establishments, recreational uses, institutional uses, and business offices that are compatible with the surrounding neighbourhood.
- All uses must be fully enclosed (indoors) and would only apply to lands currently designated Highway Commercial and not abutting residential lands.

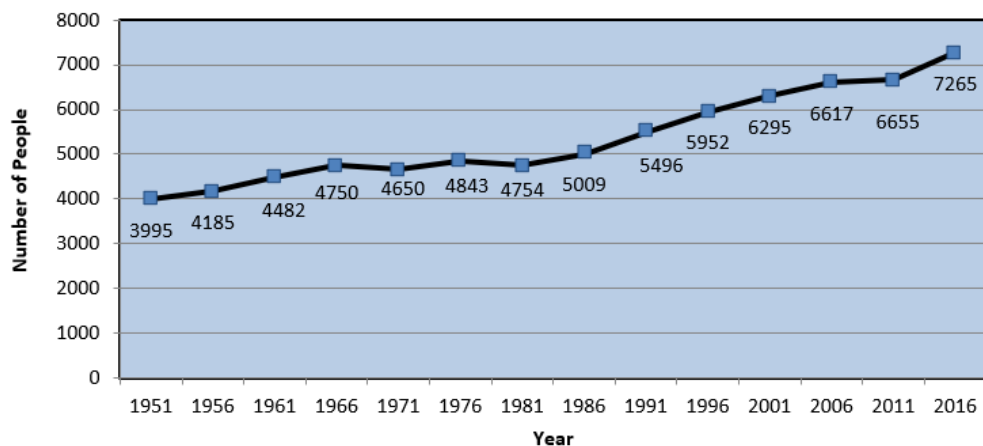
2. New Highway Commercial–Mixed Use designation

- Would permit higher density residential uses in the form of apartment units in commercial buildings and standalone low-rise apartment buildings.
- To maintain integrity and planned commercial function, any low-rise apartment development would be limited on site using controls such as maximum gross floor area and/or lot coverage. This new designation could be applied to properties abutting residential lands.



Population

Population Growth 1951-2016



Appendix “A”

Actual Population Growth rates for the Town of St. Marys & the Province of Ontario

Year	St Marys Growth	Ontario Growth Rate
1951-1956	0.95	1.18
1956-1961	1.42	1.15
1961-1966	1.20	1.12
1966-1971	-0.42	1.11
1971-1976	0.83	1.07
1976-1981	-0.37	1.04
1981-1986	1.07	1.06
1986-1991	1.94	1.11
1991-1996	1.66	1.07
1996-2001	1.15	1.06
2001-2006	1.02	1.07
2006-2011	0.11	1.06
2011-2016	1.83	0.92

Year	Low (0.5%)	Medium (1.0)	High (1.5)
2016	7265	7265	7265
2017	7301	7338	7374
2018	7338	7411	7485
2019	7375	7485	7597
2020	7411	7560	7711
2021	7448	7636	7826
2022	7486	7712	7944
2023	7523	7789	8063
2024	7561	7867	8184
2025	7599	7946	8307
2026	7637	8025	8431
2027	7675	8105	8558
2028	7713	8186	8686
2029	7752	8268	8816
2030	7790	8351	8949
2031	7829	8434	9083
2032	7869	8519	9219
2033	7908	8604	9357
2034	7947	8690	9498
2035	7987	8777	9640
2036	8027	8865	9785
2037	8067	8953	9932
2038	8107	9042	10081



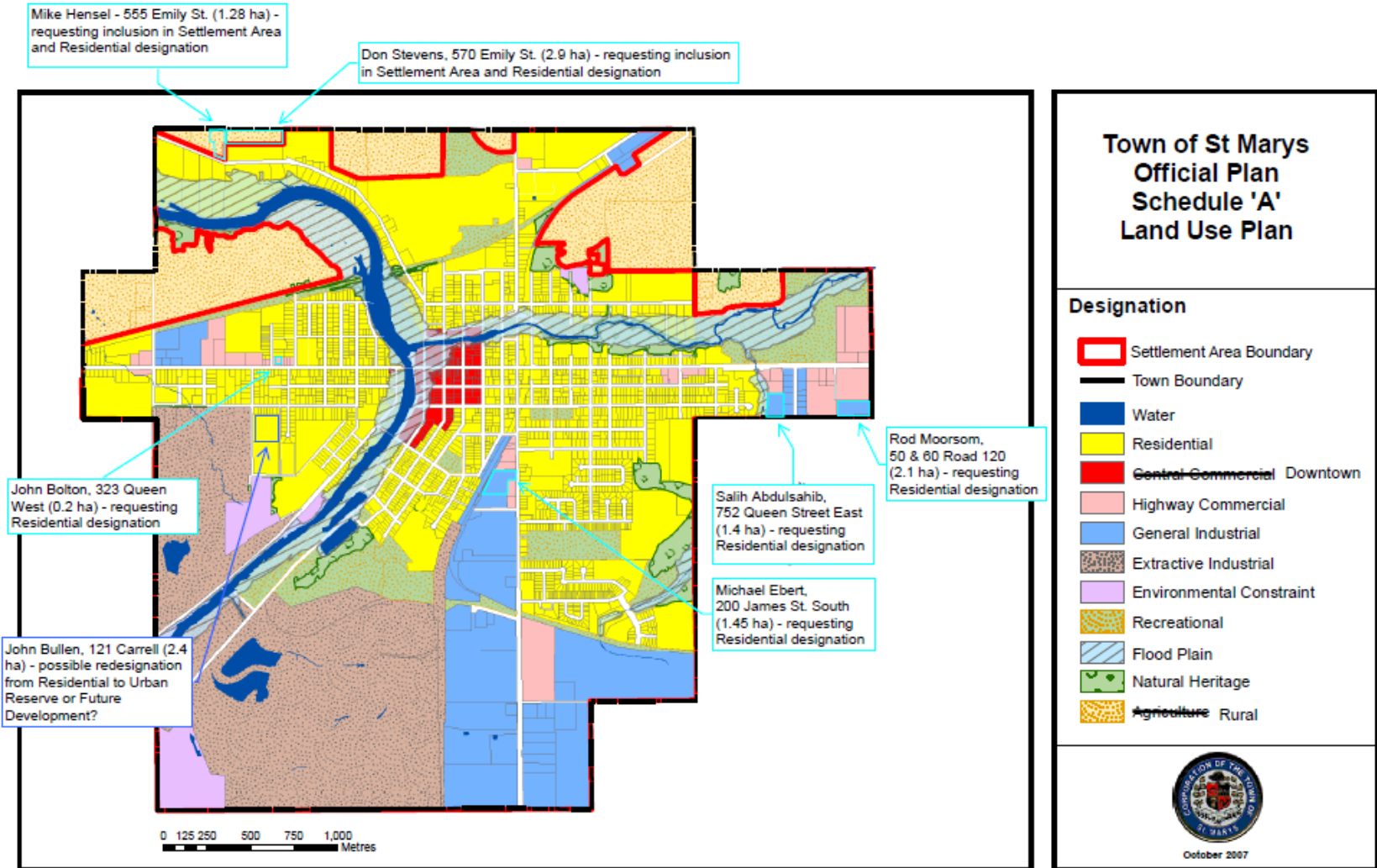
Land Supply / Demand



- Private landowner requests for redesignation
- 24 year supply of residential units - would appear that the amount of land within the Residential designation is sufficient to meet the Town's needs over the 20 year planning horizon
- Good mix of lot sizes and locations of properties designated General Industrial, with a 25 to 45 year supply - sufficient to satisfy to Town's land needs
- Good variety of commercial uses, and a sufficient amount of commercially designated land in the Downtown and Highway Commercial areas to satisfy the Town's land needs
- PAC directed staff to meet with owners of undeveloped land designated Residential



Land Supply / Demand



Next Steps



Circulation to agencies

Statutory Public Open House

Statutory Public Meeting

