



SEGUIN TOWNSHIP OFFICIAL PLAN

# POLICY ISSUE SCOPING

**PREPARED BY:**

Skelton Brumwell and Associates

**REVIEWED BY:**

Seguin Township Staff



# POLICY REVIEW AND FOCUS

## **Context of Report**

The following table sets out the various policy areas being reviewed in the Township of Seguin Official Plan. Key policy areas and issues to be considered in the drafting of the Official Plan are outlined based upon broad input received from public consultation, consultation with Provincial Ministries, input from the Official Plan Steering Committee, Township Staff and the Mayor and Council.

Although the entire Official Plan will undergo a general review and conformity exercise key issues have emerged and will be considered in drafting policies which respond to the needs of the community and will help guide development decisions over the next 20 years.

The intent of the scoping exercise is to identify the key policy areas that will require in-depth attention as part of the review. However, as the new policies are drafted it is anticipated that further input will be received from the public, review agencies, Steering Committee, staff and the Mayor and Council to further guide policy development.

Additional issues may emerge as a result of that process. All input received will be considered as the policies are drafted and brought forward for further public review.

# INTRODUCTION

# POLICY REVIEW AND FOCUS

## SECTION: INTRODUCTION

**PAGE  
1-2**

- General review

# POLICY REVIEW AND FOCUS

## SECTION: VISION

### A.1

- Review for purposes of Provincial Policy Statement (PPS) conformity.
- Review as per feedback from Council and Committee regarding Vision.
- Ensure that the Vision maintains an environment first approach.
- Environment first approach may merit review of emphasis on environmental sustainability.
- Review policies to provide opportunity for sustainable economic growth.
- Establishing a concise and clear vision for the Official Plan linked to the 2020 Strategic Plan will be a fundamental step to guiding the intent of the overall document.

# POLICY REVIEW AND FOCUS

## SECTION: GOAL AND OBJECTIVES

### A.2

- Review for purposes of PPS conformity.
- Environment first approach may merit review of emphasis on environmental sustainability.
- Review opportunities to broaden housing opportunities/choices; create attainable housing; provide for environmentally friendly housing.
- Aligning goals and objectives with an updated Vision will provide clear direction. Clear goals and objectives will establish a framework for policy.

# POLICY REVIEW AND FOCUS

## **SECTION: NATURAL SYSTEM**

### **A.3.1**

- Review for purposes of PPS conformity.
- Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through development process.
- Review MLA suggestion to control site alteration through site plan control.
- The natural heritage system is a valued asset key to the character and health of Seguin Township.



# POLICY REVIEW AND FOCUS

## SECTION: SETTLEMENT SYSTEM

### A.3.2

- Review for purposes of PPS conformity.
- Review opportunities to provide for appropriate rural growth, attainable housing, increased housing accessibility.
- Review opportunities (mixed housing types, smaller lot sizes, and smaller frontages) to broaden housing opportunities/choices; create attainable housing; provide for environmentally friendly housing.
- Review policies to provide opportunity for sustainable economic growth. Consider allowing private communal servicing in Northwest Seguin Development Area.
- The community has clearly identified a need to review settlement structure and housing policies to increase the availability of housing, to stimulate the creation of diverse housing opportunities and to achieve housing attainability.
- Determine interest in possible servicing of Humphrey and Rosseau.



# POLICY REVIEW AND FOCUS

## SECTION: LAKE SYSTEM

### A.3.3

- Review for purposes of PPS conformity.
- Review MLA input with respect to commercial resort policies. Resolve community differences in opinion on this issue.
- Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through development process.
- Review MLA suggestion to control site alteration through site plan control.
- The Lake System is integral to the identity of the community. It is valued for its ecological value, character, recreational opportunities, and tourism and economic development. There is a strong and committed community interest in protecting and restoring the lake system. Input focused on building on the current framework and enhancing policies to ensure that the environment comes first, policies reflect the values of the lake system and policies effectively protect the lake system.

# GENERAL POLICIES

# POLICY REVIEW AND FOCUS



## **SECTION: GENERAL POLICIES**

### **B.1**

- Review and clarify intent of Policy B.1.8.

# POLICY REVIEW AND FOCUS

## **SECTION: NATURAL HERITAGE SYSTEM**

### **B.2**

- Review for purposes of PPS conformity.
- Review MECP guidance on endangered and threatened species.
- Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through development process.
- Review MLA suggestion to control site alteration through site plan control.
- The province has set out a natural heritage system planning approach. The Township has established a systems approach and policies can be reviewed and enhanced to protect the natural heritage system and ensure that where development occurs it is appropriate and sustainable.

# POLICY REVIEW AND FOCUS

## SECTION: LAKE CAPACITY

### B.3

- Review MECP guidance on shoreline development.
- Review Lakeshore Capacity Assessment Handbook.
- Review Lake Partner Program.
- Review MLA input with respect to lake carrying capacity.
- Review ORLA recommendation to “tighten up” categorization of lake capacity and associated policies.
- Review OLRA recommendation to retain a recreational carrying capacity approach and add to criteria to recognize unique characteristics of certain waterbodies.
- Consider OLRA suggestion to review elimination of exemption of small lakes from recreational carrying capacity.
- Consider OLRA recommendation to adopt approach similar to that of Lake of Bays with regard to boating assessments.
- Consider boating study requirements in relation to capped lakes relative to OPAs and further intensification.

# POLICY REVIEW AND FOCUS

## SECTION: LAKE CAPACITY CONTIUNED

### B.3

- Consider OLRA recommendation to strengthen requirements related to content of site evaluation reports for lake development applications.
- Consider OLRA recommendation to discourage conversion of resort commercial uses (review community position on conversion) to residential uses and ensure consistent residential frontage requirements where it is permitted. Consider prohibiting such conversion on overcapacity lakes.
- Consider LJNA suggestion to incorporate a lake neighbourhood standards approach to recognize that the character of different areas of a lake may vary and that this is not adequately considered in carrying capacity as currently determined. Add current bays considered to be separate waterbodies to schedules.
- Consider LJNA suggestion to make a boating impact study an explicit requirement for development applications and particularly so for commercial development and new marinas. Review policy requirements that specify a new resort needs an OPA while a new marina needs only a ZBA.

# POLICY REVIEW AND FOCUS

## SECTION: LAKE CAPACITY CONTIUNED

### B.3

- Review carrying capacity thresholds to determine appropriate levels to avoid degradation and lake status changes.
- Review policy approaches which provide for restoration and improvement of lake health rather than maintaining current conditions.
- Review policies to address broader lake health resiliency issues.
- Consider updating policies to reflect changes in nature of watercraft and impacts on shorelines, docks and sensitive environmental features.

Lake capacity is viewed as a fundamental tool in protecting the quality and character of the lake system. Current policies have acted to protect the system, however changes in lake use, technologies and continued development pressure suggest a review of the policies is warranted to update and strengthen them.



# POLICY REVIEW AND FOCUS

## SECTION: URBAN DESIGN

### B.4

- Review MMAH input on built form, accessibility of safe open space and connectivity.
- Review MLA input with respect to commercial resort policies as applicable to design. Consider resort design elements in separate policy area.
- Review opportunities to broaden housing opportunities/choices; create attainable housing; provide for environmentally friendly housing.
- Effective urban design policies that respond to the unique characteristics of the community, municipal servicing realities and the desire to promote sustainable and responsible growth offer opportunities for policy review.

# POLICY REVIEW AND FOCUS

## **SECTION: CROWN LANDS**

**B.5**

- Review for purposes of PPS conformity,

## **SECTION: PUBLIC LAND USES**

**B.6**

- Review for purposes of PPS conformity. Review exceptions for public uses in regard to natural heritage elements.

## **SECTION: GROUP HOMES**

**B.7**

- Review MMAH guidance regarding Human Rights Code and group homes.

# POLICY REVIEW AND FOCUS

## **SECTION: HOME OCCUPATIONS AND HOME INDUSTRIES**

### **B.8**

- Review OMFRA guidance on agricultural diversification. Potentially also adapt to other settings such as siculture.
- Review policies to ensure appropriate opportunity for economic diversification and sustainability.
- Diversification of the Township economic base is a key issue and home occupations and home industries are one of the most sustainable, responsive and attainable approaches to economic development. This offers an opportunity to review and update policies to ensure appropriate opportunities for community driven economic diversification and resilience. Consider expansion of permitted uses.
- Consider policy supporting Township-wide broadband.

# POLICY REVIEW AND FOCUS

## **SECTION: GARDEN SUITE DWELLING UNIT**

### **B.9**

- Review opportunities to provide for appropriate rural growth, attainable housing, increased housing accessibility.
- Provide zoning recommendations.

# POLICY REVIEW AND FOCUS

## **SECTION: SECONDARY DWELLING UNIT**

### **B.10**

- Review opportunities to provide for appropriate rural growth, attainable housing, increased housing accessibility. Consider merit of not having second dwelling size limitations.
- Review applicable legislative developments and broaden opportunities to increase housing choices and opportunities.
- Housing is a key issue in the community. Availability of additional housing choices and opportunities is dependent on multiple approaches and the appropriate encouragement of additional dwelling units is one of the routes to increasing housing supply and choices.
- Review issues with second dwellings in lakeshore areas.

# POLICY REVIEW AND FOCUS

## **SECTION: CULTURAL HERITAGE RESOURCES**

### **B.11**

- Review for purposes of PPS conformity.
- Review input from MHSTCI regarding archaeological resources, Indigenous engagement, tourism and economic development guidelines, park to park trails, water park guidelines, and short-term accommodations.

# POLICY REVIEW AND FOCUS

## SECTION: SUBDIVISION OF LANDS

### B.12

- Review MLA input with respect to commercial resort policies.
- Review opportunities to provide for appropriate rural growth, attainable housing, increased housing accessibility. Consider lot sizes and possibility of cluster development.
- Housing is a key issue in the community. Availability of additional housing choices and opportunities is dependent on multiple approaches and appropriate policies to guide subdivision development opportunities are a key component.



# POLICY REVIEW AND FOCUS

## **SECTION: WATER TAKING AND SOURCE PROTECTION**

### **B.13**

- Review for purposes of PPS conformity.
- Review MECP guidance on water quality and quantity.
- Review MECP guidance on shoreline development.
- Review MECP guidance on Source Water Protection.

# POLICY REVIEW AND FOCUS

## SECTION: SUPPORTING STUDIES

### B.14

- Clarify and clearly set out the required studies.
- Clarify study terminology and intent/content of studies (e.g. role of EIS and SER)..

# POLICY REVIEW AND FOCUS

## **SECTION: ENVIRONMENTAL IMPACT STUDIES**

### **B.15**

- Review for purposes of PPS conformity.
- Review MLA suggestion to control site alteration through site plan control.
- Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through development process.
- Consider OLRA recommendation to discourage scoped environmental impact studies or provide a clear framework for scoping.
- Consider OLRA suggestion to expand upon discussion of fish habitat types, type of development permitted and impact mitigation.
- Review EIS guidance for adequacy and review peer review requirements.
- Clarify study terminology.

# POLICY REVIEW AND FOCUS

## **SECTION: COMMUNITY FACILITIES, SERVICES AND INFRASTRUCTURE**

### **B.16**

- Review for purposes of PPS conformity,

## **SECTION: NEW MINERAL AGGREGATE OPERATIONS OR EXPANSIONS**

### **B.17**

- Review for purposes of PPS conformity and changes to Aggregate resources Act and regulations.

## **SECTION: WAYSIDE PITS AND QUARRIES**

### **B.18**

- Review for purposes of PPS conformity and changes to Aggregate resources Act and regulations.

# POLICY REVIEW AND FOCUS

## **SECTION: POTENTIALLY CONTAMINATED SITES**

**B.19**

- Review MECP guidance on contaminated sites.

## **SECTION: LAND USE COMPATIBILITY AND SENSITIVE LAND USES**

**B.20**

- Review MECP guidance on land use compatibility.

# LAND USE DESIGNATIONS

# POLICY REVIEW AND FOCUS



## **SECTION: NATURAL SYSTEM**

### **C.1**

- Review for purposes of PPS conformity.



# POLICY REVIEW AND FOCUS

## **SECTION: ENVIRONMENTAL PROTECTION AREA**

### **C.1.1**

- Review for purposes of PPS conformity.
- Review MNRF LIO fish habitat and wetland mapping data to update related schedules. Consider adding a schedule.
- Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through development process.
- Review MLA suggestion to control site alteration through site plan control.
- Review application to boathouses and in-water works.

# POLICY REVIEW AND FOCUS



## **SECTION: CROWN LANDS**

### **C.1.2**

- General review.

# POLICY REVIEW AND FOCUS

## **SECTION: RURAL AND RESOURCE AREA**

### **C.1.3**

- Review for purposes of PPS conformity.
- While there may not be any prime agricultural areas, there are still agricultural policies in the Rural sections of the PPS that OMAFRA would like highlighted – agricultural uses, agriculturally-related uses, on-farm diversified uses, normal farm practices. Consider expansion of similar approach to other rural uses.
- Conformity review with PPS and Guidelines on Permitted Uses in Ontario's Prime Agricultural Area.
- Review of OMAFRA MDS guidelines.
- Review of OMAFRA Draft Agricultural Impact Assessment Guidelines.
- Review MLA input with respect to commercial resort policies.
- Review opportunities to provide for appropriate rural residential growth, attainable housing, increased housing accessibility. Consider encouragement/incentives for clustering.

# POLICY REVIEW AND FOCUS

## **SECTION: RURAL AND RESOURCE AREA CONTINUED**

### **C.1.3**

- Review adequacy of commercial and employment areas. Consider expansion, refinement of settlement areas to incorporate.
- Review policies to encourage sustainable agricultural, silviculture and resource investment and practices.
- Review policies to ensure maximum opportunity for economic diversification and innovation.
- Diversification of the Township economic base is a key issue. This is an opportunity to review and update policies to ensure appropriate opportunities for community driven economic diversification and resilience.

# POLICY REVIEW AND FOCUS

## **SECTION: AGGREGATE EXTRACTION AREA**

### **C.1.4**

- Review for purposes of PPS conformity.
- Review MNRF aggregate potential mapping data to update related schedules.

# POLICY REVIEW AND FOCUS

## **SECTION: SETTLEMENT AREA**

### **C.2.1.**

- PPS review focussing on growth management, settlement boundary expansions. Consider creation of Foley North Settlement Area as expansion of NWSDA and Employment Corridor.
- Review of MMAH guidance regarding housing supply, affordable housing and affordable housing target.
- Review MMAH guidance on condominium conversion and rental conversion.
- Review MLA input with respect to commercial resort policies.
- Review the status of all settlement areas.

# POLICY REVIEW AND FOCUS

## **SECTION: SETTLEMENT AREA CONTINUED**

### **C.2.1.**

- Review the status and adequacy of all commercial and employment areas.
- Review opportunities to broaden housing opportunities/choices; create attainable housing; provide for environmentally friendly housing.
- Review lot sizes and density.
- Consider establishment of additional settlement area(s).
- Housing is a key issue in the community. Availability of additional housing choices and opportunities is dependent on multiple approaches. Appropriate policies to guide the location and character of development opportunities are a fundamental component.



# POLICY REVIEW AND FOCUS

## SECTION: EMPLOYMENT AREA

### C.2.2.

- Review for purposes of PPS conformity.
- Review policies to provide opportunity for sustainable economic growth.
- Review policies to ensure maximum opportunity for diversification and innovation.
- Diversification of the Township economic base is a key issue. This is an opportunity to review and update policies to ensure appropriate opportunities for community driven economic diversification and resilience.

# POLICY REVIEW AND FOCUS

## **SECTION: AIRPORT EMPLOYMENT AREA**

### **C.2.3.**

- Review MEDJCT recommendations regarding creation of economic development hub at airport and designation of additional industrial land.
- Review policies to provide opportunity for sustainable economic growth.
- Review policies to ensure maximum opportunity for diversification and innovation.
- Diversification of the Township economic base is a key issue. This is an opportunity to review and update policies to ensure appropriate opportunities for community driven economic diversification and resilience.

# POLICY REVIEW AND FOCUS



## **SECTION: MAJOR OPEN SPACE AREA**

### **C.2.4.**

- General Review

# POLICY REVIEW AND FOCUS

## **SECTION: LAKE SYSTEM**

### **C.3.**

- Review MECP guidance on shoreline development.
- Review MLA input with respect to commercial resort policies.
- Review MLA input with respect to lake carrying capacity.
- Review MLA input with respect to lake system health and updated policies to protect water quality and the lake environment.
- Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through development process.
- Review MLA suggestion to control site alteration through site plan control.
- Review OLRA recommendation to discourage fractional ownership development.

# POLICY REVIEW AND FOCUS

## SECTION: LAKE SYSTEM CONTINUED

### C.3.

- Review policies concerning blasting to determine appropriate extent of blasting by-laws, establishing requirements and/or studies to justify blasting and reviewing impact assessment and mitigation requirements. Consider increasing setbacks for blasting, site alteration and tree removal along shorelines.
- Consider LJNA suggestion to require an OPA for any expanded commercial use, new marina use or condominium conversion in the Shoreline Area.
- Previously noted that new resorts need an OPA and a new marina needs a ZBA. Staff note that there has not been a new resort or marina approved in the last five year review.

# POLICY REVIEW AND FOCUS

## SECTION: LAKE SYSTEM CONTINUED

### C.3.

- Review policies related to character in the Shoreline area and determine approaches to allow for an appropriate consideration of character and design compatibility. This is a challenge because most new cottages want bigger and more.
- Review opportunities to enhance public access locations.
- The Lake System is integral to the identity of the community. It is valued for its ecological value, character, recreational opportunities, and tourism and economic development. There is a strong and committed community interest in protecting and restoring the lake system. Input focussed on building on the current framework and enhancing policies to ensure that the environment comes first, policies reflect the values of the lake system and policies effectively protect the lake system.

# POLICY REVIEW AND FOCUS

## **SECTION: LAKE SYSTEM CONTINUED**

### **C.3.**

- Review policies related to character in the Shoreline area and determine approaches to allow for an appropriate consideration of character and design compatibility. This is a challenge because most new cottages want bigger and more.
- Review opportunities to enhance public access locations.
- The Lake System is integral to the identity of the community. It is valued for its ecological value, character, recreational opportunities, and tourism and economic development. There is a strong and committed community interest in protecting and restoring the lake system. Input focussed on building on the current framework and enhancing policies to ensure that the environment comes first, policies reflect the values of the lake system and policies effectively protect the lake system.

# RESOURCE, HAZARDS, AND GENERAL OVERLAY DESIGNATIONS



# POLICY REVIEW AND FOCUS

## **SECTION: FLOOD PLAN AND EROSIONS HAZARDS**

### **D.1.**

- Review for purposes of PPS conformity.
- Add consideration of wildland fire hazards and review MNRF LIO wildland fire hazard mapping.
- Review MLA comments with respect to adjustments to hazards approach with respect to climate change.
- Review policies for flood and ice hazard risk assessment and flood proofing along rivers and shorelines.

# POLICY REVIEW AND FOCUS

## **SECTION: MINERAL RESOURCE AND AGGREGATE RESOURCE POTENTIAL AREAS**

**D.2.**

- Review for purposes of PPS conformity.
- Review ENDM/MNRF information regarding non-mining, mineral potential and mineral deposit inventories.

## **SECTION: WASTE DISPOSAL ASSESSMENT OVERLAY**

**D.3.**

- Review MECP guidance on waste disposal sites, landfill expansions, and D-4 Land Use Guidelines.

# POLICY REVIEW AND FOCUS

## **SECTION: NATURAL HERITAGE FEATURES**

### **D.4.**

- Review for purposes of PPS conformity.
- Review schedules to increase clarity.
- Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through development process.
- Consider OLRA suggestion to expand upon discussion of fish habitat types, type of development permitted and impact mitigation.
- Consider policies to guide biodiversity offsetting as well as encourage restoration.

# POLICY REVIEW AND FOCUS

## **SECTION: NATURAL HERITAGE FEATURES CONTINUED**

### **D.4.**

- Consider policy approaches to integrate natural heritage protection and development including economic diversification opportunities.
- The province has set out a natural heritage system planning approach. The Township has established a systems approach and policies can be reviewed and enhanced to protect the natural heritage system and ensure that where development occurs it is appropriate and sustainable. Review possible mapping errors for narrow waterbodies.

# POLICY REVIEW AND FOCUS

## **SECTION: NORTHWEST SEGUIN DEVELOPMENT AREA**

### **D.5.**

- Consider adding to settlement areas.
- Review approaches to facilitate appropriate and desirable development as a common economic opportunity.
- Review servicing policies including potential for private communal services.
- Review policies to ensure maximum opportunity for diversification and innovation.
- Diversification of the Township economic base is a key issue. This is an opportunity to review and update policies to ensure appropriate opportunities for community driven economic diversification and resilience.

# POLICY REVIEW AND FOCUS

## **SECTION: EMPLOYMENT CORRIDOR AREA**

### **D.6.**

- Consider adding to settlement areas.
- Review policies to provide opportunity for sustainable economic growth.
- Review policies to ensure maximum opportunity for diversification and innovation.
- Diversification of the Township economic base is a key issue. This is an opportunity to review and update policies to ensure appropriate opportunities for community driven economic diversification and resilience.

# POLICY REVIEW AND FOCUS

## **SECTION: MINE HAZARDS**

**D.7.**

- Review most current information provided by ENDM information (AMIS mapping and reports) to determine updates to policy and schedule

## **SECTION: NARROW WATER BODIES**

**D.8.**

- Review MECP guidance on shoreline development.
- Review policy content and ensure in appropriate location in OP.
- Review mapping for errors/omissions.

# TRANSPORTATION AND SERVICING



# POLICY REVIEW AND FOCUS

## **SECTION: TRANSPORTATION**

### **E.1.**

- Review for purposes of PPS conformity.
- Review MTO input and resources for policy update.
- Review public and private road policies.
- Integrate road needs study.

# POLICY REVIEW AND FOCUS

## **SECTION: RAILWAYS**

**E.2.**

- General review

## **SECTION: TRAILWAYS, CORRIDORS AND PORTAGES**

**E.3.**

- Review for purposes of PPS conformity.
- Review MTO information regarding cycling routes and MMAH direction on active transportation and community connectivity (safe and equitable access).

# POLICY REVIEW AND FOCUS



## **SECTION: AIRPORT**

### **E.4.**

- General review
- Consider adding to settlement areas.

# POLICY REVIEW AND FOCUS

## **SECTION: WATER AND SEWAGE SERVICES**

### **E.5.**

- Review for purposes of PPS conformity.
- Review MECP guidance with respect to hierarchy of servicing preferences and confirmation of capacity.
- Review D-5 Planning for Sewage and Water Services Guidance. Provide definitive direction on servicing potential and priorities.
- Review MLA suggestion to prohibit components of sewage system in flood plain.
- Review policy to provide incentives for energy and servicing alternatives and efficiency (e.g. development charges credits).

# POLICY REVIEW AND FOCUS

## **SECTION: STORMWATER MANAGEMENT**

**E.6.**

- Review MTO input and resources for policy update.
- Review guidance provided by MECP on stormwater management design.
- Review policy direction for low impact development/best management practices.

## **SECTION: TELECOMMUNICATIONS FACILITIES**

**E.7.**

- Provide clarification of municipal role and approach to telecom towers and establish a policy preference for service provider sharing of towers.
- Consider broadband strategy.

# POLICY REVIEW AND FOCUS

## **SECTION: ENERGY EFFICIENCY AND ALTERNATIVE AND RENEWABLE ENERGY**

### **E.8.**

- Review for purposes of PPS conformity.
- Link to Strategic Plan.
- Review MECP guidance on renewable energy
- Review policies and guidance relative to municipal jurisdiction and applicability.
- Review policy to enable appropriate off-grid and carbon-neutral development.
- Review policy to provide incentives for energy and servicing alternatives and efficiency (e.g. development charges credits)..

# PLAN IMPLEMENTATION AND INTERPRETATION

# POLICY REVIEW AND FOCUS

## **SECTION: PLAN IMPLEMENTATION AND INTERPRETATION**

**F.1.**

- Review MLA suggestion to control site alteration through site plan control.

## **SECTION: PLAN IMPLEMENTATION AND REGULATORY BY-LAWS**

**F.2.**

- General review.



# POLICY REVIEW AND FOCUS

## **SECTION: NON-CONFORMING USES**

**F.3.**

- General review.

## **SECTION: NON-COMPLYING BUILDINGS, STRUCTURES AND LOTS**

**F.4.**

- General review.

## **SECTION: AMENDMENTS TO THE PLAN**

**F.5.**

- General review.

# POLICY REVIEW AND FOCUS

## **SECTION: PUBLIC NOTICES AND CONSULTATION**

**F.6.**

- Review for consistency with Planning Act and regulations.
- Consider policies to foster enhanced public input.

## **SECTION: PRE-CONSULTATION REQUIREMENTS**

**F.7.**

- Review MMAH guidance and legislative developments on current pre-consultation requirements.
- Establish clarity on role of lake associations.

# POLICY REVIEW AND FOCUS

## **SECTION: COMPLETE APPLICATION REQUIREMENTS**

**F.8.**

- Review MMAH guidance and legislative developments on complete applications.
- Review policies to enhance clear and strong direction with regard to requirements.

## **SECTION: INTERPRETATION**

**F.9.**

- General review.

# POLICY REVIEW AND FOCUS



## **SECTION: OFFICIAL PLAN REVIEW**

**F.10.**

- General review.

# SCHEDULES, APPENDICES, AND ADDITIONAL CONSIDERATION

# POLICY REVIEW AND FOCUS



## **SECTION: SCHEDULES**

- Review for purposes of PPS conformity.
- Consider adding schedules to improve clarity.
- General review with coordination of applicable policy adjustments.

# POLICY REVIEW AND FOCUS



## **SECTION: APPENDICES**

- General review.
- Update Appendices 1, 2 and 3
- Consider incorporating appropriate policy elements into official plan policy (e.g. boating impact assessment).

# POLICY REVIEW AND FOCUS

## **SECTION: ADDITIONAL CONSIDERATION**

- Review MHSTCI guidance with respect to economic development potential and employment opportunities created by tourism.
- Review tourism potential and policies which promote a range of economic development opportunities.
- Review MHSTCI guidance with respect to Indigenous communities and Indigenous engagement.
- Review MECP guidance on air quality and climate change.
- Review addition of definitions.
- Reflect STA policy direction in the OP update.
- Consider policy development regarding “floating cottages”.
- Consider LJNA recommendation to review notice requirements to notify owners within a broader area and for a wider range of applications.
- Review policies related property standards and related by-laws.