

# POLICY REVIEW AND FOCUS

## **Context of Report**

The following document sets out the various policy areas being reviewed in the Township of Seguin Official Plan Review.

The intent of the scoping exercise is to identify the key policy areas that will require indepth attention as part of the review.

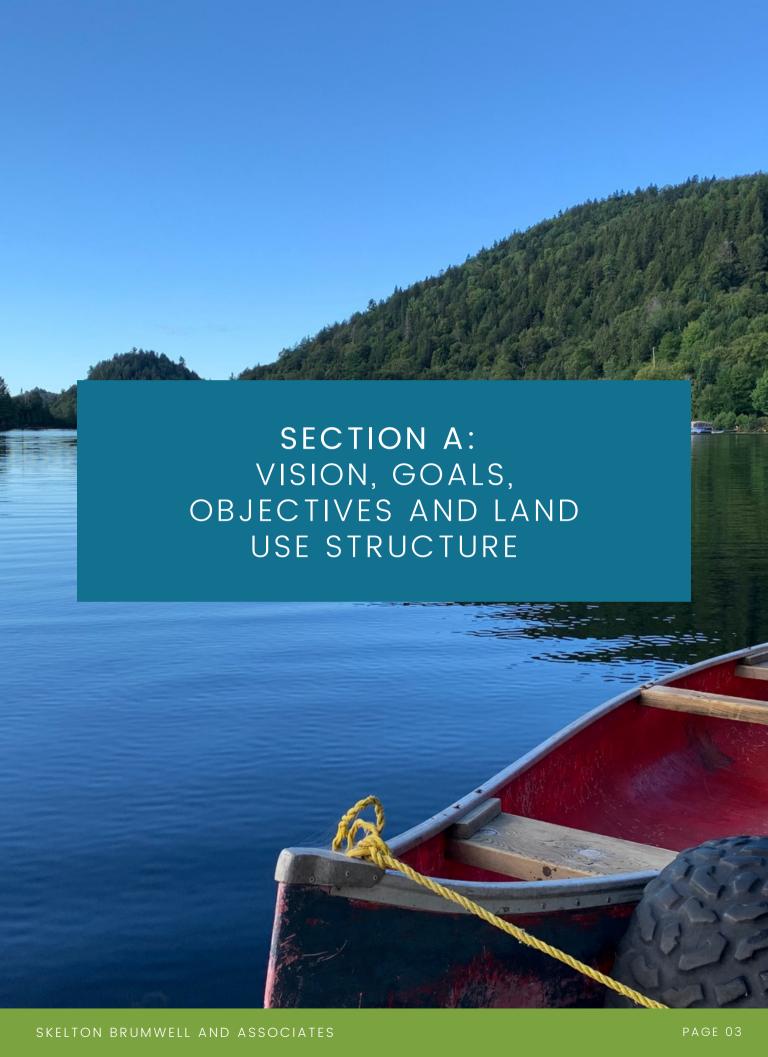
However, as the new policies are drafted it is anticipated that further input will be received from the public, review agencies, Steering Committee, staff and the Mayor and Council to further guide policy development. Additional issues may emerge as a result of that process. All input received will be considered as the policies are drafted and brought forward for further public review.

This document is set up to mimic the chronological layout of the current Official Plan document. Similar to the Official Plan, the main sections of this document are as follows:

- A. Vision, Goals, Objectives and Land Use Structure
- B. General Policies
- C. Land Use Designations
- D. Resources, Hazards and General Overlay Designations
- E. Transportation and Servicing
- F. Plan Implementation and Interpretation

Input received from public consultation, consultation with Provincial Ministries, input from the Official Plan Steering Committee, Township Staff and the Mayor and Council have all been incorporated in the "Policy Review and Focus"

For added value, from April-June 2021 the Official Plan Steering Committee completed four (4) sessions which involved discussion of current and future Official Plan policy. Each meeting was three (3) hours long and focused on the following topics; Economic Development, Liveability and Healthy Communities, Natural Heritage and Healthy Lakes and Infrastructure and Public Services. During these discussions there was meaningful discussions which is included in the "Additional Steering Committee Input" column in this document.



SECTION	POLICY REVIEW AND FOCUS	ADDITIONAL STEERING COMMITTEE INPUT
A.1 VISION	<ul> <li>Review for purposes of Provincial Policy Statement (PPS) conformity.</li> <li>Review as per feedback from Council and Committee regarding Vision.</li> <li>Ensure that the Vision maintains an environment first approach.</li> <li>Environment first approach may merit review of emphasis on environmental sustainability.</li> <li>Review policies to provide opportunity for sustainable economic growth.</li> <li>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.</li> </ul>	Create a photo/art to compliment the vision.
A.2 GOALS AND OBJECTIVES	<ul> <li>Review for purposes of PPS conformity.</li> <li>Environment first approach may merit review of emphasis on environmental sustainability.</li> <li>Review opportunities to broaden housing opportunities/choices; create attainable housing; provide for environmentally friendly housing.</li> <li>Aligning goals and objectives with an updated Vision will provide clear direction. Clear goals and objectives will establish a framework for policy.</li> </ul>	To eliminate development restrictions while maintaining a "Environment-First" approach
A.3.1  NATURAL  SYSTEM	<ul> <li>Review for purposes of PPS conformity.</li> <li>Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through development process.</li> <li>Review MLA suggestion to control site alteration through site plan control.</li> <li>The natural heritage system is a valued asset key to the character and health of Seguin Township.</li> </ul>	<ul> <li>Proactively protect the natural environment.</li> <li>Respect to each other and environment – can make encouragement policy – include residents and visitors to respect community and environment</li> </ul>
A.3.2 SETTLEMENT SYSTEM	<ul> <li>Review for purposes of PPS conformity.</li> <li>Review opportunities to provide for appropriate rural growth, attainable housing, increased housing accessibility.</li> <li>Review opportunities (mixed housing types, smaller lot sizes, and smaller</li> </ul>	<ul> <li>Overall, the Committee is interested in pursuing intensification of housing development in the Township while allowing for opening up other areas to some development.</li> <li>The Township wants to welcome</li> </ul>

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	<ul> <li>·frontages) to broaden housing opportunities/choices; create attainable housing; provide for environmentally friendly housing.</li> <li>·Review policies to provide opportunity for sustainable economic growth. Consider allowing private communal servicing in Northwest Seguin Development Area.</li> <li>·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.</li> <li>Determine interest in possible servicing of Humphrey and Rosseau.</li> </ul>	everyone, and every situation and housing options must be available.
A.3.3 LAKE SYSTEM	<ul> <li>Review for purposes of PPS conformity.</li> <li>Review MLA input with respect to commercial resort policies. Resolve community differences in opinion on this issue.</li> <li>Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through development process.</li> <li>Review MLA suggestion to control site alteration through site plan control.</li> <li>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.</li> </ul>	Protect lakes and allow public access.



SECTION	POLICY REVIEW AND FOCUS	ADDITIONAL STEERING COMMITTEE INPUT
B.1 GENERAL POLICIES	Review and clarify intent of Policy B.1.8.	• N/A
B.2  NATURAL HERITAGE SYSTEM	<ul> <li>Review for purposes of PPS conformity.</li> <li>Review MECP guidance on endangered and threatened species.</li> <li>Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through development process.</li> <li>Review MLA suggestion to control site alteration through site plan control.</li> <li>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.</li> </ul>	Distinguish a pro-active approach to protecting the natural environment, rather than bio-diversity off-setting
B.3  LAKE CAPACITY	<ul> <li>Review MECP guidance on shoreline development.</li> <li>Review Lakeshore Capacity Assessment Handbook.</li> <li>Review Lake Partner Program.</li> <li>Review MLA input with respect to lake carrying capacity.</li> <li>Review ORLA recommendation to "tighten up" categorization of lake capacity and associated policies.</li> <li>Review OLRA recommendation to retain a recreational carrying capacity approach and add to criteria to recognize unique characteristics of certain waterbodies.</li> <li>Consider OLRA suggestion to review elimination of exemption of small lakes from recreational carrying capacity.</li> <li>Consider OLRA recommendation to adopt approach similar to that of Lake of Bays with regard to boating assessments.</li> <li>Consider boating study requirements in relation to capped lakes relative to OPAs and further intensification.</li> <li>Consider OLRA recommendation to strengthen requirements related to content of site evaluation reports for lake</li> </ul>	To change the Recreational Carrying Capacity indicator to the Environmental Carrying Capacity (ECC) will be more in line with the Township's "environment-first" objectives. The definition of Environmental Carrying Capacity needs to be stated in the Official Plan for educational purposes for the public and to clearly express that the policies are geared at restrictions of development of waterfront policies and that such restrictions are not geared towards public access to the lakes. The Township would like the ECC policy to apply to all lakes – including small lakes – as they all need to be protected. One policy direction the Township may like to see is a range of modelling for different lakes. Each lake is unique. It is to be decided if a simple, one size solution is to be used or if a variety of lake capacity models should be used. Climate change should also be considered in the ECC formula as this will influence lake health in the future.  There are some issues with how the Recreational Carrying Capacity is

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#### ADDITIONAL STEERING COMMITTEE INPUT

- 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.
- 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.

- measured and there was some mention of looking into changing the formula. It is not as straightforward and dealing with additional boat traffic and new measures may need to be put in place to regulate new developments.
- Review/consider various setback policies suited for different areas or situations. This would be dependent on what environmental factors need to be considered. Where development is already occurring, the 20 m setback will remain. Development within the shoreline setback should be limited to protect the natural shoreline. A percent of shoreline development will be permitted. This would mean a percentage of the shoreline could be used for water access and amenity area only. Identifying lakes at or over capacity in the new OP is needed to protect these lakes.
- Omit use of floating structures.
- The residential development policies regarding Shoreline Area residential development will remain in the new Official Plan such that this area will consist primarily of single detached dwellings on separate lots.

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B.4  URBAN DESIGN	<ul> <li>Review MMAH input on built form, accessibility of safe open space and connectivity.</li> <li>Review MLA input with respect to commercial resort policies as applicable to design. Consider resort design elements in separate policy area.</li> <li>Review opportunities to broaden housing opportunities/choices; create attainable housing; provide for environmentally friendly housing.</li> <li>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.</li> </ul>	<ul> <li>The Committee would like to see policy in regards to public art in the public realm. Policy should surround identifying public areas for public art and to propose the opportunity of how to invest into public art annually. Public art would include visual art, music and performance arts.</li> <li>Although safety is a priority in the Township, the committee along with many previous comments from the public, prefer a dark skies policy as opposed to street lighting. This is an important piece of the rural character of the Township.</li> <li>The Committee is interested in allowing for innovative green home ideas and possibly incentivizing passive house or community design ideas that are energy efficient. Although the green development options are really at the building permit level, the OP should not stand in the way of residents pursuing more green development ideas.</li> <li>The visual aesthetic of the character of the Township is important and there may need to be an inclusion of guidelines in the OP for a clean sight of front yards to improve the connectivity of the built environment to the surrounding natural environment.</li> </ul>
B.5 CROWN LANDS	Review for purposes of PPS conformity.	• N/A
B.6  PUBLIC  LAND USES	Review for purposes of PPS conformity.     Review exceptions for public uses in regard to natural heritage elements.	One of the most important areas of the Township's public places that need to be improved is their community centres. These centres can bring communities together and the Committee would like to see an increase in the usage of these centres from all age groups. Daycare should be facilitated within the centres. This is key to making the Township liveable for young families. The possibility of employment opportunities at the community centres was mentioned as coordination and organization of events

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		will be needed to increase the usage of the community centres. There should be policy to enhance the playgrounds but to also form new recreational ideas for all ages. Currently, there is very limited community recreational ideas for teens in the Township.  • The current language in the OP may restrict non-water properties access to water. Recreational Carrying Capacity Section (RCC) B.3.3.c. states "In order to minimize the impact of development on the recreational carrying capacity of a lake, the Municipality may impose limitations on the size of docks, public access to the lake or seek voluntary restrictions on the power of boats using the lake." The main reason for the Recreational Carrying Capacity is meant to restrict excessive waterfront lots and homes – not to restrict the publics access to the lake. There needs to be a change to the language of this section of the OP.  • The Township would like to investigate "wayfinding" signs of interest for directions to public spaces and outdoor facilities. This could increase the likelihood of the community using these spaces.  Commercial and retail services within the communities will also have the opportunity to display signage where it is deemed appropriate. Research will need to be done on where signs are permitted. For example, MTO roads may not permit wayfinding signs in the Township.  Commercial and retail services should have the opportunity to display signage as well.
B.7 GROUP HOMES	Review MMAH guidance regarding Human Rights Code and group homes.	• N/A

#### SECTION POLICY REVIEW AND FOCUS ADDITIONAL STEERING COMMITTEE INPUT B.8 Review OMFRA guidance on agricultural Agricultural lands uses are deemed very important to the Township. The diversification. Potentially also adapt to номе other settings such a siviculture. Committee would like to encourage OCCUPATIONS AND HOME Review policies to ensure appropriate innovative agricultural opportunities and INDUSTRIES diversification to aid in the Township opportunity for economic diversification and sustainability. becoming self-sufficient (e.g., year-round fruit and vegetable growth for the town). 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 Townshipwide broadband. B.9 Review opportunities to provide for The Committee would like to see policies appropriate rural growth, attainable that provide the option of other secondary GARDEN housing, increased housing accessibility. housing types on a lot to provide SUITE Provide zoning recommendations. opportunities for lower cost housing and DWELLING for ageing in place. UNIT These second housing options must be long term accommodation and not allow for short term accommodations. The unique topography of the Township must be kept in mind as intensification may look different here than other places. B.10 Review opportunities to provide for • The Committee would like the OP to appropriate rural growth, attainable provide opportunities for upcoming and SECONDARY housing, increased housing accessibility. creative types of housing options. During DWELLING UNIT the discussion, co-housing, granny suites, Consider merit of not having second dwelling size limitations. and secondary suites were of interest. 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

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	<ul> <li>housing supply and choices.</li> <li>Review issues with second dwellings in lakeshore areas.</li> <li>Implement changes regarding Bill 108</li> </ul>	
B.11 CULTURAL HERITAGE RESOURCES	<ul> <li>Review for purposes of PPS conformity.</li> <li>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.</li> </ul>	To permit on-site accommodation due to short-term rental units on non-water front properties are needed to attract seasonal employees. This ties back with location of residential being nearby employment lands.
B.12 SUBDIVISION OF LANDS	<ul> <li>Review MLA input with respect to commercial resort policies.</li> <li>Review opportunities to provide for appropriate rural growth, attainable housing, increased housing accessibility. Consider lot sizes and possibility of cluster development.</li> <li>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.</li> </ul>	There is an understanding that the PPS has policy that focuses development to settlement areas, but the Committee would like to have the opportunity too allow for some severing of backlots and to create some new developments outside of those settlement areas.
B.13  WATER TAKING AND SOURCE PROTECTION	<ul> <li>Review for purposes of PPS conformity.</li> <li>Review MECP guidance on water quality and quantity.</li> <li>Review MECP guidance on shoreline development.</li> <li>Review MECP guidance on Source Water Protection.</li> </ul>	• N/A
B.14 SUPPORTING STUDIES	<ul> <li>Clarify and clearly set out the required studies. Clarify study terminology and intent/content of studies (e.g. role of EIS and SER).</li> </ul>	• N/A
B.15 ENVIRONMENTAL IMPACT STUDIES	<ul> <li>Review for purposes of PPS conformity.</li> <li>Review MLA suggestion to control site alteration through site plan control.</li> <li>Review MLA suggestion to identify and</li> </ul>	Discourage unnecessary blasting and encourage using the landscape as it is. To create policy that allows for creative approaches to using the landscape as it

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	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.	is and to restrict blasting to only be permitted when necessary. Blasting should be limited within the shoreline setback. The Environment must come first. Blasting should not be used for aesthetic reasons. Blasting is to be regulated such that only "approved" blasters perform the work during "approved" periods of time in the year.  • More frequent septic inspections
B.16  COMMUNITY FACILITIES, SERVICES AND INFRASTRUCTURE	Review for purposes of PPS conformity.	<ul> <li>Interested in a larger share of provincial or regional institutions such as health and education. Post-secondary education brings vibrancy to a community and therefore there needs to be an allowance of land designated for student accommodation. This will increase the favourability of having post-secondary education in Seguin as well as increase the younger population in Seguin year-round.</li> <li>Families will need doctors if we are to grow. The access to family medical practice is woefully inadequate. Seguin should provide incentives for private practice to encourage doctors.</li> <li>Seguin currently has an issue with underutilized public facilities. The Township is pursuing opportunities for increasing the demand of these facilities to utilize the existing assets in the community. One example of this would be to create multiuse community centres. Such centres could support the much needed day care for Seguin. There are also plenty of outdoor public facilities such as beaches, parks, and trails. All such facilities should be utilized year-round, where applicable. A master plan for trails is currently underway which will improve the connectivity of public facilities. The Official Plan will lay out guidelines for a 5-year review of the trail</li> </ul>

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		master plan. An important aspect of these public facilities is creating economic opportunities in the Township to local businesses. Public facilities create employment opportunities as well as the potential for businesses to take advantage of the entrepreneurial aspect such as providing equipment rentals, food and beverage services, or guiding tours. Policy should be created to direct what is permitted and what is encouraged in regards to public service facilities.
B.17  NEW MINERAL AGGREGATE OPERATIONS OR EXPANSIONS	Review for purposes of PPS conformity and changes to Aggregate resources Act and regulations.	• N/A
B.18 WAYSIDE PITS AND QUARRIES	Review for purposes of PPS conformity and changes to Aggregate resources Act and regulations.	• N/A
B.19  POTENTIALLY CONTAMINATE D SITES	Review MECP guidance on contaminated sites.	• N/A
B.20  LAND USE COMPATIBILITY AND SENSITIVE LAND USES	Review MECP guidance on land use sites.	• N/A

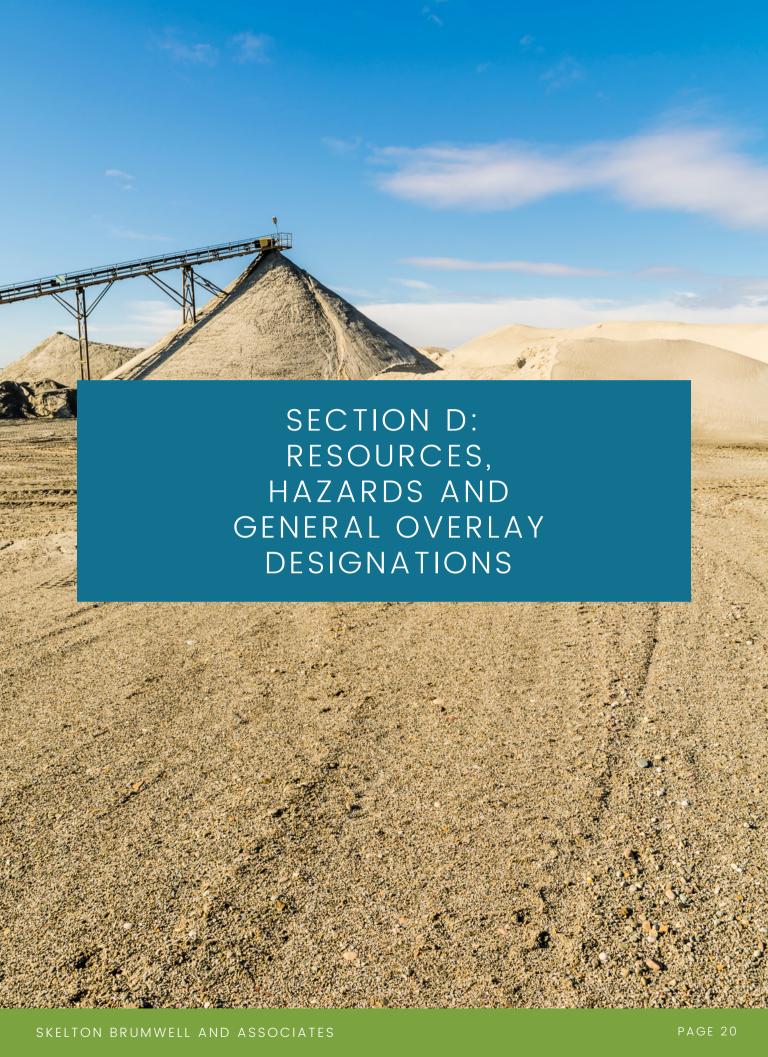


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C.1.1  ENVIRONMENTAL PROTECTION AREA	<ul> <li>Review for purposes of PPS conformity.</li> <li>Review MNRF LIO fish habitat and wetland mapping data to update related schedules. Consider adding a schedule.</li> <li>Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through development process.</li> <li>Review MLA suggestion to control site alteration through site plan control.</li> <li>Review application to boathouses and inwater works.</li> </ul>	• N/A
C.1.2 CROWN LANDS	General review.	• N/A
C.1.3  RURAL AND RESOURCE AREA	<ul> <li>Review for purposes of PPS conformity.</li> <li>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 rural uses.</li> <li>Conformity review with PPS and Guidelines on Permitted Uses in Ontario's Prime Agricultural Area.</li> <li>Review of OMAFRA MDS guidelines.</li> <li>Review of OMAFRA Draft Agricultural Impact Assessment Guidelines.</li> <li>Review MLA input with respect to commercial resort policies.</li> <li>Review opportunities to provide for appropriate rural residential growth, attainable housing, increased housing accessibility. Consider encouragement/incentives for clustering.</li> <li>Review adequacy of commercial and employment areas. Consider expansion, refinement of settlement areas to incorporate.</li> <li>Review policies to encourage sustainable agricultural, siviculture and resource investment and practices.</li> <li>Review policies to ensure maximum</li> </ul>	To create more housing options that vary in cost, it is of interest to the Committee to provide more housing outside of settlement areas. Any development of housing should have to portray the rural character of the surrounding areas.

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	<ul> <li>opportunity for economic diversification and innovation.</li> <li>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.</li> </ul>	
C.1.4  AGGREGATE EXTRACTION AREA	<ul> <li>Review for purposes of PPS conformity.</li> <li>Review MNRF aggregate potential mapping data to update related schedules.</li> </ul>	• N/A
C.2.1 SETTLEMENT AREA	<ul> <li>PPS review focusing on growth management, settlement boundary expansions. Consider creation of Foley North Settlement Area as expansion of NWSDA and Employment Corridor.</li> <li>Review of MMAH guidance regarding housing supply, affordable housing and affordable housing target.</li> <li>Review MMAH guidance on condominium conversion and rental conversion.</li> <li>Review MLA input with respect to commercial resort policies.</li> <li>Review the status of all settlement areas.</li> <li>Review the status and adequacy of all commercial and employment areas.</li> <li>Review opportunities to broaden housing opportunities/choices; create attainable housing; provide for environmentally friendly housing.</li> <li>Review lot sizes and density.</li> <li>Consider establishment of additional settlement area(s).</li> <li>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.</li> </ul>	The Committee would like to strive to attract more permanent residential growth – opposed to seasonal – and especially younger families and individuals. We know that these families will most likely look for housing that is near other amenities such as schools and recreational facilities so, identifying land use designations for housing growth will also need other amenities permitted. Some areas that could potentially be residential are currently land locked and/or lack services. Further information would be needed on the cost of servicing a location and how dense the housing developments should become (which could also reduce servicing costs per lot). The location of residential lands near employment locations is important. The possibility of having mixed-use land designations such as high residential and light commercial centers was discussed.  There was plenty of talk about shared workspaces. With the likelihood of an increase in working from home, many may desire a small, rented office space among others for social interactions to take place. These shared workspaces would also act as an "incubation" step between small home businesses and larger rental spaces. Interested in attracted high-tech, knowledge-based industries.

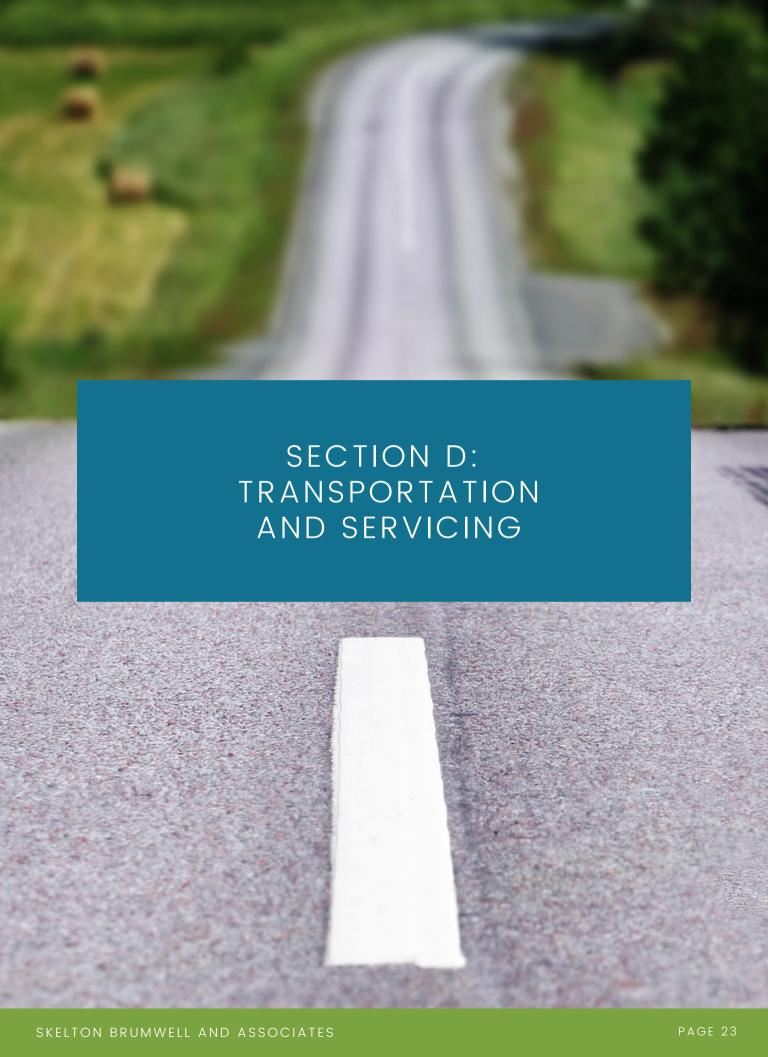
SECTION	POLICY REVIEW AND FOCUS	ADDITIONAL STEERING COMMITTEE INPUT
C.2.2 EMPLOYMENT AREA	<ul> <li>Review for purposes of PPS conformity.</li> <li>Review policies to provide opportunity for sustainable economic growth.</li> <li>Review policies to ensure maximum opportunity for diversification and innovation.</li> <li>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.</li> </ul>	Mention of a couple more industries that are predicted to become very popular and see rapid growth in the future. Should the Township plan to accept such industries and how do you promote the town for such and to target those industries within the new land use policies and designations? Future rapidly growing industries:      - Environmental Services and Environmental Issues - Environmental or electricity clusters      - Biomedical medical/ pharma will grow (COVID related advancements)
C.2.3  AIRPORT  EMPLOYMENT  AREA	<ul> <li>Review MEDJCT recommendations regarding creation of economic development hub at airport and designation of additional industrial land.</li> <li>Review policies to provide opportunity for sustainable economic growth.</li> <li>Review policies to ensure maximum opportunity for diversification and innovation.</li> <li>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.</li> </ul>	Expansion of the airport industrial development. The industrial development near the airport allows for growth within Seguin but also allows for easier access to transportation for exports and imports of goods. The airport and surrounding area are an ideal gateway or distribution area. The area is unique, and it is argued that the airport and surrounding locations should be left for development that needs close proximity to air transportation and to limit housing or institution development in these locations. Possibility of on-site accommodations for flight schools to take place was also discussed.
C.2.4  MAJOR OPEN SPACE AREA	General review.	• N/A
C.3	<ul> <li>Review MECP guidance on shoreline development.</li> <li>Review MLA input with respect to commercial resort policies.</li> <li>Review MLA input with respect to lake carrying capacity.</li> <li>Review MLA input with respect to lake system health and updated policies to protect water quality and the lake environment.</li> <li>Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through</li> </ul>	A Community Planning Permit System takes the zoning, site plan, and minor variance processes, and streamlines the process to create one process. The Township then issues permit for applications that meet the standards. The Township stewardship program is in place which already acts as a point system. This system could be tweaked and used in conjunction with a Community Planning Permitting System. Blasting regulations should be incorporated into the system.

### SECTION POLICY REVIEW AND FOCUS ADDITIONAL STEERING COMMITTEE INPUT C.3 development process. • Mention of a couple more industries that are predicted to become very popular Review MLA suggestion to control site LAKE SYSTEM alteration through site plan control. and see rapid growth in the future. Should • Review OLRA recommendation to the Township plan to accept such discourage fractional ownership industries and how do you promote the town for such and to target those development. Review policies concerning blasting to industries within the new land use policies determine appropriate extent of blasting and designations? Future rapidly growing by-laws, establishing requirements industries: and/or studies to justify blasting and - Environmental Services and reviewing impact assessment and Environmental Issues – Environmental mitigation requirements. Consider or electricity clusters increasing setbacks for blasting, site - Biomedical medical/pharma will alteration and tree removal along grow (COVID related advancements) shorelines. • Consider LJNA suggestion to require an OPA for any expanded commercial use, new marina use or condominium conversion in the Shoreline Area. • Review policies related to character in the Shoreline area and determine approaches to allow for an appropriate consideration of character and design compatibility. • 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 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.



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D.1 SETTLEMENT AREA	<ul> <li>Review for purposes of PPS conformity.</li> <li>Review MNRF LIO fish habitat and wetland mapping data to update related schedules. Consider adding a schedule.</li> <li>Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through development process.</li> <li>Review MLA suggestion to control site alteration through site plan control.</li> <li>Review application to boathouses and inwater works.</li> </ul>	• N/A
D.2  MINERAL RESOURCE AND AGGREGATE RESOURCE POTENTIAL AREAS	<ul> <li>Review for purposes of PPS conformity.</li> <li>Review ENDM/MNRF information regarding non-mining, mineral potential and mineral deposit inventories.</li> </ul>	• N/A
D.3 WASTE DISPOSAL ASSESSMENT OVERLAY	<ul> <li>Review MECP guidance on waste disposal sites, landfill expansions, and D-4 Land Use Guidelines.</li> </ul>	• N/A
D.4  NATURAL HERITAGE FEATURES	<ul> <li>Review for purposes of PPS conformity.</li> <li>Review schedules to increase clarity.</li> <li>Review MLA suggestion to identify and protect locally important features and natural shoreline vegetation through development process.</li> <li>Consider OLRA suggestion to expand upon discussion of fish habitat types, type of development permitted and impact mitigation.</li> <li>Consider policies to guide biodiversity offsetting as well as encourage restoration.</li> <li>Consider policy approaches to integrate natural heritage protection and development including economic diversification opportunities.</li> <li>The province has set out a natural heritage system planning approach. The Township has established a systems</li> </ul>	Protect the shoreline by pushing for a larger setback along the natural shoreline.

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	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.	
D.5  NORTHWEST SEGUIN DEVELOPMENT AREA	<ul> <li>Consider adding to settlement areas.</li> <li>Review approaches to facilitate appropriate and desirable development as a common economic opportunity.</li> <li>Review servicing policies including potential for private communal services.</li> <li>Review policies to ensure maximum opportunity for diversification and innovation.</li> <li>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.</li> </ul>	Move away from a mass designation.
D.7 MINE HAZARDS	Review most current information provided by ENDM information (AMIS mapping and reports) to determine updates to policy and schedule	• N/A
D.8  NARROW WATER BODIES	<ul> <li>Review MECP guidance on shoreline development.</li> <li>Review policy content and ensure in appropriate location in OP.</li> <li>Review mapping for errors/omissions.</li> </ul>	• N/A



SECTION	POLICY REVIEW AND FOCUS	ADDITIONAL STEERING COMMITTEE INPUT
E.1 TRANSPORTATION	Review for purposes of PPS conformity. Review MTO input and resources for policy update. Review public and private road policies. Integrate road needs study.	<ul> <li>Would like to be able to plan "paths" of commercial destinations along highway corridors (e.g., HWY 400). There was also mention of redeveloping lands that were once motels and hotels into residential locations. These ideas would need additional research due to MTO having specific objectives for major highways and MTO does not necessarily view these highway corridors as development opportunities except at some intersections. Would need to identify broader policy objectives for the Official Plan and reflect on what redevelopment would best suite these areas (such as the motel locations). Also, further discussion on secondary road development opportunity is of interest.</li> <li>The Committee is very interested in pursuing multi-modal transportation options throughout the Township but especially within and right around settlement areas. Within settlement areas, safety is very important and the Committee would like to see policies and design guidelines in regard to traffic calming measures to take place and to allow for safe active transportation options and to reduce the dependency on cars. It was mentioned that as roads are updated or new roads are built, that they are widened to creates bike lands and pedestrian pathways along the shoulders to create a safe space for those using active transportation. The Committee would like to identify travel options in order to provide travel opportunities for everyone including seniors and those with disabilities. Further review is needed to look at ideas such as school bus transportation (around the school drop off time) or ride share to increase travel options. Currently, data collection is happening in the Township, so the Committee hopes to receive some recommendations from this. One current issue with transportation ideas in the Township is that a lot of the major roads are MTO highways which the Township does not necessarily have a say in how those roads are built and maintained to</li> </ul>

SECTION	POLICY REVIEW AND FOCUS	ADDITIONAL STEERING COMMITTEE INPUT
		to allow for active transportation. There is no restrictive language in the current OP when it comes to transportation, but goals have not been met as it has not been deemed justifiable to implement the multi-modal transportation ideas due to the lack in return of investment. It is time to explore how to succeed in the transportation goals and objectives of the OP.
E.2 RAILWAYS	General review.	• N/A
E.3  TRAILWAYS, CORRIDORS AND PORTAGES	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).	<ul> <li>Make trails more visible and useable</li> <li>Allow for activities on trails such as the possibility of food trucks/food services near by.</li> <li>More linkage between trails is important for the Township as these trails give the community a chance to pursue a healthier lifestyle as well as deliver an additional travel method within the Township. Trails should be connected to each other as well as to main public areas in the Township while avoiding direct access into residential areas to ensure recreational vehicle traffic does not impact public safety. There should be parking at the entrance of trails as well as curb side furniture along the trails. Trails are for pedestrians and the Committee believes there should be trails available for people of all abilities/multiuse. There was also mention of the possibility of ATV trails that are safe for users as opposed to having to use the shoulder of the road due to the disconnection of those trails. The Township has just recently signed a contract with WSP that awarded them to create a master plan for active transportation and trails. A draft of this is expected in September and may be incorporated into the new OP.</li> </ul>



SECTION	POLICY REVIEW AND FOCUS	ADDITIONAL STEERING COMMITTEE INPUT
F.1  PLAN IMPLEMENTATION AND INTERPRETATION	Review MLA suggestion to control site alteration through site plan control.	• N/A
F.2  PLAN IMPLEMENTATION AND REGULATORY BY-LAWS	General review.	• N/A
F.3  NON- CONFORMING USES	General review.	• N/A
F.4  NON-COMPLYING BUILDINGS, STRUCTURES AND LOTS	General review.	• N/A
F.5  AMENDMENTS TO THE PLAN	General review.	• N/A
F.6  PUBLIC NOTICES AND CONSULTATION	<ul> <li>Review for consistency with Planning Act and regulations.</li> <li>Consider policies to foster enhanced public input.</li> </ul>	• N/A
F.7  PRE- CONSULTATION REQUIREMENTS	<ul> <li>Review MMAH guidance and legislative developments on pre-consultation requirements.</li> <li>Establish clarity on role of lake associations.</li> </ul>	• N/A
F.8  COMPLETE APPLICATION REQUIREMENTS	<ul> <li>Review MMAH guidance and legislative developments on complete applications.</li> <li>Review policies to provide clear and strong direction with regard to requirements.</li> </ul>	• N/A

SECTION	POLICY REVIEW AND FOCUS	ADDITIONAL STEERING COMMITTEE INPUT
F.9	General review.	• N/A
F.10 OFFICIAL PLAN REVIEW	General review.	• N/A
SCHEDULES	<ul> <li>Review for purposes of PPS conformity.</li> <li>Consider adding schedules to improve clarity.</li> <li>General review with coordination of applicable policy adjustments.</li> </ul>	• N/A
APPENDICES	<ul> <li>General review.</li> <li>Update Appendices 1, 2 and 3</li> <li>Consider incorporating appropriate policy elements into official plan policy (e.g. boating impact assessment).</li> </ul>	• N/A
ADDITIONAL	<ul> <li>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.</li> <li>Review MHSTCI guidance with respect to Indigenous communities and Indigenous engagement.</li> <li>Review MECP guidance on air quality and climate change.</li> <li>Review addition of definitions.</li> <li>Reflect STA policy direction in the OP update.</li> <li>Consider policy development regarding "floating cottages".</li> <li>Consider LJNA recommendation to review notice requirements to notify owners within a broader area and for a wider range of applications.</li> <li>Review policies related property standards and related by-laws.</li> </ul>	• N/A