

Township of Georgian Bluffs Official Plan Review

Council Update

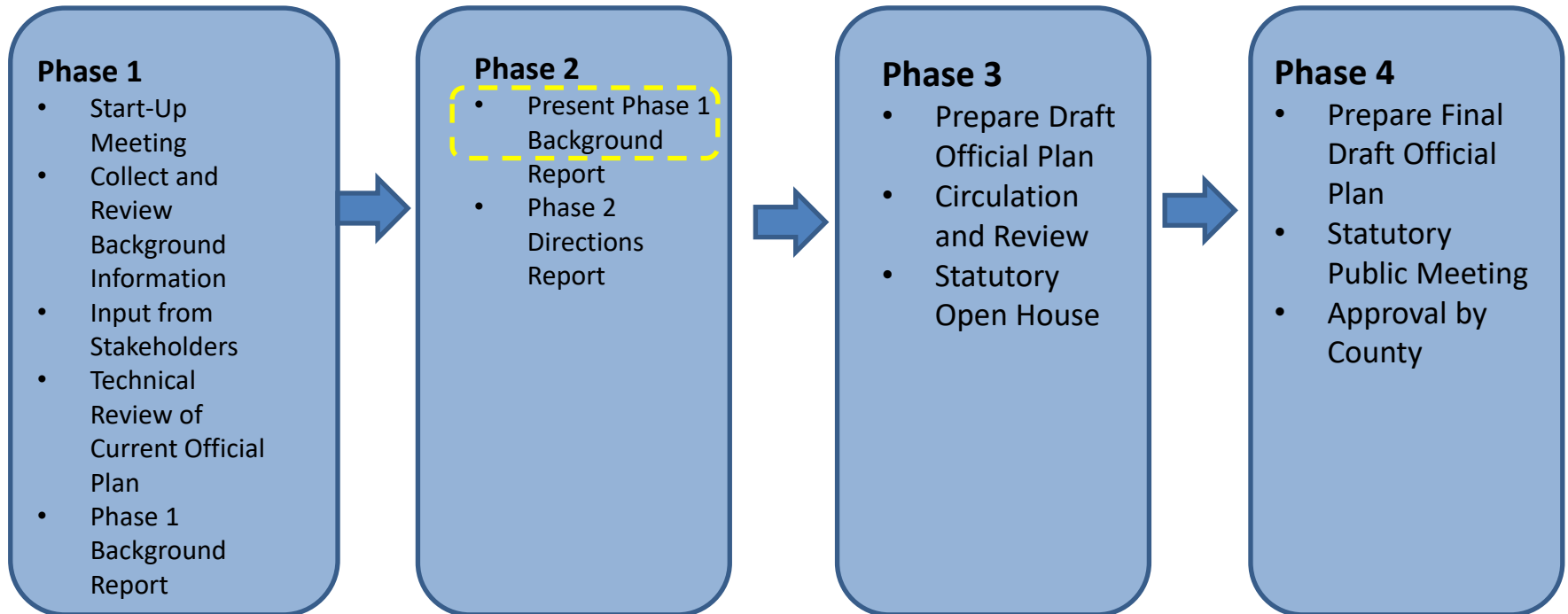
Presented by: David Welwood
Date: January 11, 2023
JLR No.: 31361



Our agenda

1. Status of the Official Plan Project
2. Key Background Report Findings

The Official Plan Project - Status



Climate Change

What we know:

- Georgian Bluff's annual mean temperature and total precipitation are projected to increase over the next 40 years

What we heard:

- Importance protecting natural heritage areas, water quality and quantity, and shorelines
- Plan for flood hazards, rural public and active transportation solutions, dependence on cars for transportation, no current policies on climate change.

Direction:

- Continue to permit mix of land uses where appropriate;
- Encourage appropriate infill, intensification, redevelopment and adaptive re-use of building stock;
- New policies on active transportation and pedestrian friendly built form in settlement areas;
- Update direction on infrastructure planning, natural hazards, energy efficiency and conservation, and use of green infrastructure and technologies

Housing

What we know:

- Georgian Bluffs is faced with several housing related challenges including increased housing costs, ageing building stock, and increased demands for short term rental housing options.

What we heard:

- Need to address changing demographics (i.e., ageing population, declining household sizes, market price increases) and new provincial policies for affordable housing and additional residential units.

Direction:

- Policies to encourage range of housing types and densities, maintenance of existing housing stock;
- Add and revise policies for affordable housing and special needs housing as per Provincial Policy Statement, County Official Plan and County Housing and Homelessness Plan;
- New policies for additional residential units, short-term rental accommodations.

Services

What we know:

- A future Official Plan Amendment is proposed to implement the Comprehensive Water and Wastewater Master Servicing Study that is currently underway.

What we heard:

- No significant updates to the Official Plan are required as part of the Official Plan Update, but housekeeping revisions and updates due to provincial and County policy changes will be included.

Direction:

- Policies will continue to encourage stormwater management in accordance with provincial, county and conservation authority requirements;
- Policies will encourage low impact development (LID), permeable parking practices, and protect shorelines from stormwater runoff;
- Updated policies and mapping will be added to conform with the Grey Sauble, Northern Bruce Peninsula Source Protection Plan and the Grey County Official Plan.

Development Charges

What we know:

- The County Official Plan recommends that the costs associated with construction and operation of service facilities should be borne, where possible, by those using the services.
- Township is currently undertaking a Development Charges Study

What we heard:

- Township Official Plan does not currently contain any policies on development charges.
- County has completed a Development Charges Background Study

Direction:

- Policies should acknowledge recovery of growth-related capital costs
- Consider including a “Financial Management” subsection in Section 6 which speaks to links between land use planning and financial planning including links to asset management planning and development charges.
- Policies will align with changes to the Planning Act (Bill 23) regarding development charges and results of Development Charges Study

Parkland

What we know:

- Georgian Bluffs residents have access to a variety of high quality natural spaces.
- Provincial and county requirements for parkland dedication have recently changed.
- Bill 23 altered the maximum parkland provision rate in 2022.

What we heard:

- Township Recreation and Trails Master Plan has identified a need for an additional 3 hectares of parkland to meet projected needs by 2031, and an additional 25.6 hectares to meet the needs in 2046.

Direction:

- Update Plan to conform with County policies and Bill 23 for a density-based ratio of 1 hectare of parkland for every 600 new dwelling units;
- Enable waiver of parkland dedication for affordable housing;
- Include park facilities design as condition of development approval;
- Add design principles for planning of new park spaces to ensure they meet needs of the community.

Cannabis

What we know:

- New legislative changes have occurred with regard to the sale of cannabis in Ontario. Planning for cannabis production and sales is a hot topic in Ontario land use planning.

What we heard:

- The official plan should address land use planning for cannabis production.

Direction:

- The Plan should define and plan for cannabis production and processing;
- Cannabis production should be considered outside of settlement areas where it is compatible with adjacent land uses
- Allow Site Plan Control to regulate cannabis production to address land use compatibility (e.g., noise, odour, light, security).

Indigenous Peoples

What we know:

- Georgian Bluffs is located in the traditional territory of several First Nations and Métis peoples, including the Chippewas of Saugeen Ojibway Nation and the Métis Nation of Ontario

What we heard:

- The Official Plan is an opportunity to strengthen relationships between Georgian Bluffs and Indigenous peoples.

Direction:

- The Plan should acknowledge the unique and enduring relationships between Indigenous peoples and their territories; and
- The plan should encourage engagement with First Nations and Métis peoples on matters of mutual interest.

Next Steps

- Council direction and Phase 2 Directions Report outlining recommended approaches;
- Drafting the proposed Official Plan Amendment for circulation to County and agencies for comments;
- Public Open House in accordance with the Planning Act;
- Preparation of final Official Plan Amendment for Council's consideration
- Statutory Public Meeting and Adoption of Official Plan Amendment
- Submission of adopted Amendment to County for approval



Thank you!

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