

## Northern Bruce Peninsula Official Plan Review 2017: Proposed Changes (January 2018)

The following table summarizes proposed changes to the Official Plan at this stage of the review.

These changes can be reviewed in detail through a "Track changes" document.

Changes not tracked in this document include reformatting and re-numbering the entire document to improve accessibility.

We have endeavoured to show all other proposed changes. Changes highlighted on this sheet and in the Track Changes version of the plan were made following the May 28, 2017 Open House

The current plan, and a proposed plan (no changes shown) are also available for review.

Section	Topic	Action
1.6 Population	Update	Updated with 2016 Census
1.8 Major Community Goals	Sustainable Community Concepts	Add 'goals' : Sustainable Community Plan, Climate Change Action Plan
1.8 Major Community Goals	Community Character	Update goal from 'develop common themes' to 'implement spruce the bruce toolkit themes'
2.4 Review of the OP	Public Consultation and Process	stipulate that a consultation process that meets or exceeds the requirements of the Planning Act shall be approved by Council for plan reviews and updates.
3.1 Residential Land Use Policies	Sustainable Community Concepts	Add that population growth is important to support viability of services in settlement areas
3.1.2 Residential Actions	Climate Change - Energy-saving design	Encourage Long-term Energy savings as a design consideration in subdivision layout
3.1.2 Residential Actions	Sustainable Community Concepts, Transportation	Amend policy for pedestrian and bicycle links for new development; focus on improving in existing and new areas and include more destinations
3.1.2 Residential Actions	Housing	Add encouragement for housing units that support aging in place (no-step entrance, single floor living)
3.1.3 Residential Policies	Sustainable Community Concepts	Add community gardens as permitted use in Residential designation
3.1.5 Medium Density Residential Design Criteria	Climate Change - Energy-saving design	Included 'long term energy saving design'
3.1.6 Residential Conversion Policy	Housing - Affordability	Allow conversion to add a second unit w/o a ZBA
3.1.9 Child Care	Update to Provincial Legislation	Provide broader more flexible policies; establish Zoning and Site Plan Control criteria
3.1.10 Group Home Policies	Housing	Remove proximity restriction policy
3.1.11 Garden Suites	Housing - Affordability and Servicing	Require lots to meet minimum lot area, and permit one of: Garden Suite, Secondary Suite, or Private Guest Cabin.
3.1.12 Secondary Suites	Housing - Affordability and Servicing	Also permit in an accessory building; permit one of: Garden Suite, Secondary Suite, or Private Guest Cabin; remove requirement for site-specific Zoning amendment
3.1.13 Private Guest Cabins	Housing - Affordability and Servicing	Permit one of: Garden Suite, Secondary Suite, or Private Guest Cabin. <u>Remove requirement for site-specific zoning by-law amendment</u>

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3.2 Commercial and Light Industrial	Consolidate and Update	Establish General Development Policies consisting of matters common to all Commercial designations.
3.2.3 General (Commercial) Development Policies	Climate Change - Energy-saving design	Include elongated E/W Axis, minimal glazing E/W/N, trees and vegetation for seasonal shading
3.2.3 General (Commercial) Development Policies	Landscaping and Planting Requirements	Encourage division of large parking areas into lobes, living snow fences, non-combustible species, winter sun/summer shade
3.2.3 General (Commercial) Development Policies	Native Species	Included in General Development Policies
3.2.3 General (Commercial) Development Policies	Transportation	Revise policy regarding permit requirements for access to Highway 6 to correspond to Ministry of Transportation (MTO) comments
3.2.3 General (Commercial) Development Policies	Lighting	Clarify lighting requirement for parking lots used <u>at night</u>
3.2.3 General (Commercial) Development Policies	Dark Sky Lighting	Policy in OP, and Site Plan Control Guidelines (commercial). Dark Sky by-law for all development.
3.2.4 Downtown / Harbour Commercial Policies	Add Streetscape Policies where appropriate	Already there
3.2.4 Downtown / Harbour Commercial Policies	Tourism - Pedestrian Areas	encourage pedestrian crossing of Highway 6, shuttle bus services
3.2.4 Downtown / Harbour Commercial Policies	Tourism - Parking Areas	Encourage parking areas W of Hay Bay Road
3.2.4 Downtown / Harbour Commercial Policies	Dwellings Accessory to Various Commercial	Permits residential <u>uses</u> without a primary commercial use o/s downtown core.
3.2.5 Highway Commercial and Light Industrial	Economic Development	Consolidate Highway Commercial and Space Extensive Commercial and Light Industrial designations.
3.2.5 FORMER Space Extensive Commercial and Light Industrial	Economic Development	Incorporate relevant policies into new designation; delete other policies.
3.2.5 Highway Commercial and Light Industrial	Dwellings Accessory to Various Commercial	Recommend that residential uses may be permitted subject to site-specific ZBA (to address plan function of commercial and light industrial areas).
3.2.5 Highway Commercial and Light Industrial	Servicing	Encourage higher-intensity uses to locate where they can connect to Municipal sewer system
3.2.7.3 Campgrounds and Trailer Parks Design Requirements	Economic Development	Reduce minimum lot area to 2 hectares (5 ac) to match Bruce County OP.
3.3 Community Facility	Economic Development	Clarify applicable policy for commercial and industrial uses at Tobermory Municipal Airport
3.4 Natural Areas	Pilot Project Steering Committee (PPSC) Rx 1	Delete Natural Hazards component (will be addressed elsewhere); describe components of 'Natural Area' designation
3.4 Natural Areas	Identify components of 'Natural Areas' designation	Include Nat Haz definitions and Nat Heritage features and areas definitions as appropriate
3.5 (New) - Natural Hazards	PPSC Rx 1	Distinguish from Natural Heritage Features.
3.5.1.4 (new) Natural Hazards	Flood proofing	Note potential for site specific floodproofing through a minor variance.

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3.5.4 Natural Hazards	PPSC Rx 9	make wave uprush or shoreline hazards a sub-category of environmental hazard areas
3.5.4 Natural Hazards	PPSC Rx 8	Hazards policy recognizes text (elevations and setbacks) over maps
3.6 Recreation and Open Space	Built Form and Sense of Place	Check to confirm ability to collect cash-in-lieu of parkland for all development, redevelopment (including where no new lots created)
3.8 Extractive Industrial	Natural Heritage System	Encourage progressive rehabilitation of Extractive Industrial Activities within Tobermory Settlement Area to restore/improve NHS Functions
3.8 Extractive Industrial	Economic Development	Permit Commercial/Industrial uses as a rehabilitated use along Warner Bay Road.
4.1 Environmental Review	Natural Heritage System	Describe Natural Environment as a system comprised of elements. Include public conservation lands and conservation organization lands as core areas of the system.
4.1 Environmental Review	PPSC Rx 6 Site Plan Control standards	Note that Municipality may develop and adopt site plan control standards for adjacent lands where impacts / requirements are known and predictable
4.1.3 Drinking Water Source Protection	Source Protection Plan policies	Plan is now complete; incorporate policies from Source Water Protection Plan, including minor adjustments based on comments on draft policies
4.1.6 Provincially Significant Wetlands	PPSC Rx 6 Site Plan Control standards	note that Municipality may adopt Site Plan Control standards for adjacent lands to PSW, but may still require an EIS for adjacent lands.
4.1.7 Significant Woodlands	Woodlands and Wildfire Risk	Note that woodland protection (limited clearing) and wildfire protection (clearing around buildings) may be incompatible
4.1.13 Requirements for Environmental Impact Studies	Natural Heritage System	Add consideration of 'cumulative impacts to the natural heritage system'
4.2 Municipal Water and Sewer Policies	Economic Development	Include benefits of providing Municipal Water and Sewer services outlined in Economic Development Strategy Report
4.2.3 Servicing Policies	Servicing	Add that Municipality can outline requirements for advanced sewage disposal systems in the zoning by-law.
4.2.3 Servicing Policies	Servicing	Define feasibility / economical in terms of extending a service as being more than 3 times the cost of providing equivalent services onsite (this calculation is also used for Source Protection Plan purposes)
4.2.3 Servicing Policies	Servicing	Delete 4.2.3.1.3 (repeat of 4.2.3.1.2)
4.2.4 Servicing Policies - New Lots	Servicing	Delete requirement for new lots to be 1 ac (the following policy requires nitrate study for lots under 1 ac); note study completed for Lion's Head area.
4.2.5 Existing lot of Record (vacant and developed) - Servicing	Servicing	Remove policy to place vacant lots in a Holding Zone with requirement for nitrate study. Add policies regarding connection requirements, future connectivity
4.2.5 Existing lot of Record (vacant and developed) - Servicing	Servicing	Add policy (same as 4.2.3) requiring connection to services where it costs less than 3x cost of equivalent services onsite.
4.2.7 Servicing Reports, Plans, Studies, and Statements	Servicing	Clarify application of standards for nitrate studies - per lot for lots with wells, per site for developments with municipal/communal water, and not permit reliance on advanced systems for new lots.
4.2.9 Exceptions - Servicing	Servicing	N.B. Various servicing policies have been deleted from other designations and consolidated here. Added - permit campgrounds on Municipal Services

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4.4.3 Transportation - Road Classification	Transportation	Note right-of-way width for MTO highways is 30m or as determined by MTO.
4.4.4 Transportation - General Road	Transportation, Streetscaping	Add consideration for needs of pedestrians, cyclists and motorists, add opportunity for Municipality to require developments with new roads or deficient streetscape infrastructure to provide it.
4.4.4 Transportation - General Road	Transportation	Policy for new subdivisions along highway (internal streets, rear yard facing Highway) and note regarding entrance permit requirements for home occupations, industry, or businesses per MTO comments
4.5.2 Heritage Conservation	Provincial Policy - Cultural Heritage	Add policy that assessments required for development applications in areas of high potential (corresponds to practice under PPS and Bruce County Plan.
5.2 Public Consultation and a Fair and Timely Process	Public Consultation and Process	Moved to front of Implementation section; stipulate process per <i>Planning Act</i> ; encourage applicants to undertake additional consultation efforts
5.6 Implementation - Minor Variances	Implementation	Noting typical practice for these applications - add policy that conditions may require development to be completed within 2 years, and that committee may also establish an alternate time period
5.11 Site Plan Control	Built Form and Sense of Place	Update policies to ensure that Official Plan includes the full scope of site plan control under Planning Act
5.11 Site Plan Control	PPSC Rx 5	Site Plan Control Policies to describe this tool for buffering and mitigation around natural features etcetera.
5.11 Site Plan Control	Sustainable Community Concepts	Include tree retention with landscaping provision
5.11 Site Plan Control	Transportation	Note MTO may have interests and requirements in Site Plan process
Various Sections	Site Plan Control	Add that Site Plan control is "under section 41 of the <i>Planning Act</i> "
Schedules	PPSC Rx 2	Mapped as indicated, <b>except for shoreline hazards (flooding, erosion) associated with Lake Huron and Georgian Bay - removed per Council direction October 10, 2017.</b>
Schedules	PPSC Rx 3	PSW Mapped as indicated
Schedules	PPSC Rx 4	PSW adjacent lands Mapped as indicated
Schedules	PPSC Rx 7	Coastal wetlands mapped as hazards.
Schedules	Economic Development	Designate lands near airport for Commercial and Light Industrial uses
Schedules	Source Protection Plan policies	Include Wellhead Protection Area 'E' for Tobermory
<b>Other</b>		
Various	Typographical corrections	Lions to Lion's, by-law to By-law, add semicolons, capitalization, delete the Sign Bylaw Section 5.15.
Various	Section Reference Checks and Hyperlinks	