



Planning & Development Services Department

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Mayor Hand and Members of Council
Village of Point Edward
135 Kendall Street
Point Edward, ON N7V 4G6

Attention: Jim Burns, CAO/Clerk

Dear Mayor Hand and Members of Council:

Re: Summary of Official Plan Background Report

Part of the Official Plan review project calls for the creation of a Background Report. This Report provides a comprehensive review and assessment of the Villages existing Official Plan in order to identify polices that: require revisions or deletion and preparation of new policies. These changes are needed to ensure consistency with the 2020 Provincial Policy Statement (PPS) and conformity to the County Official Plan. The report also reflects what the consultant team heard from the public (public meeting, written comments, and public survey), Council, and municipal staff.

The purpose of this report is to highlight a number of the identified required and proposed changes to the Villages Official Plan

Secondary or Accessory Dwellings

One of the key changes proposed for the Official Plan involves "Additional or Secondary Dwelling Units". Section 16(3) of the Planning Act directs that Official Plans authorize the use of "Additional Units". Additional Units provide:

1. the use of two residential units in a detached house, semi-detached or rowhouse; and
2. the use of a residential unit in a building or structure that is located on the same property as a detached house, semi-detached house or rowhouse (i.e. garden suite or an apartment above a garage)

This requirement under Section 16 is a "Shall" requirement which is a mandatory requirement whereas in the past it was a "May" requirement or optional

The intent of this Planning Act provision is to encourage development of additional units within the permitted primary housing stock. Allowing these units in the Official Plan does not automatically guarantee their development as the Zoning By-law would need to be updated to address the specific development requirements for additional units.

Maximum Residential Densities

There are a couple of policies within the current plan that address the maximum residential densities (number of units per lot area) for specific lands. It is currently unclear if the densities noted are based on gross lot area or net lot area. Clarity is

required to ensure that undevelopable lands (e.g. Floodplain and hazard lands, water bodies, etc.) are not included in the density calculations applied to development sites while requiring that streets and developable amenity areas are included in site area calculations.

Residential Intensification and Inclusionary Zoning

The County's Official Plan (Section 2.3.12) identifies a goal of 20% of new housing units in the County be provided through intensification and redevelopment. The County's Plan also requires local policies and zoning regulations to establish criteria for infill lots.

Inclusionary Zoning is a tool which can be used by a Municipality to authorize the inclusion of affordable housing within buildings or projects containing residential units and the provision for the maintenance of these units over time. This tool is not currently mandated by the Village, but policies may be added to provide flexibility should the Village pursue it in the future.

Project Phasing

Updates proposed to the Project Phasing section, to provide more flexibility to the approval authority when considering large scale development proposals. A key requirement of Project Phasing is to ensure that there is servicing capacity available for commitment to these developments and that servicing capacity is not extended to projects not committed to moving forward in the short term. This capacity should not be committed until the development is ready for final approvals (i.e. not draft approval but as part of a subdivision or development agreement ready for registration on title).

Bed and Breakfast Establishments

Recommendations and policies will be created to address these types of establishments. There are different forms of short-term rental accommodations that include traditional forms of bed and breakfast establishment, but others are marketed as bed and breakfast (air bnb) but may not be owner occupied. Those forms of short-term rentals can lead to enforcement challenges for owners, nearby residents, and the Village.

Commercial Areas

New polices are proposed to be added to the Plan to place greater emphasis on site and urban design and encourage more mixed use (residential/commercial) development.

Major Open Space Area

Updates to include:

- Policies to provide more flexibility for Council to obtain parkland dedication or money-in-lieu, for future development projects.
- Removal of Density Bonussing provisions, which are no longer permitted under the Planning Act.
- Addition of a Policy requiring that any proposed redevelopment of the Sarnia Golf Course would require a coordinated plan between the City of Sarnia and the Village of Point Edward.

Waterfront Mixed Use Area

Updates to include:

- Revisions to the densities for residential development within these lands to provide more flexibility and changes based on project proposals

Economic Growth and Tourism (Section 26)

This section contains a number of very succinct sets of Economic Development Policies. At this time there are no proposed changes to these policies. The Report recommends that Council should review and confirm these policies to ensure that they adequately address the Villages needs. In light of the B&B/Short Term rentals issues, additional policies may be added to this section

Transportation

The County's Official Plan and the PPS make reference to multi-modal transportation systems and planning public streets to facilitate active transportation. Policies should be added to the Plan that make reference to designing "Complete Streets" that accommodate a wider range of modes of transportation such as on-street bicycle lanes.

Policies are also proposed to be added that allow for the negotiation of site specific parking reductions for private developments based on the provision of bicycle parking facilities.

Source Water Protection

This is a new policy section. The Province requires municipalities to conform to the Thames-Sydenham Source Protection Plan under the *Clean Water Act*. For the Village the proximity of the St. Clair River and Lake Huron means the Village is also in close proximity to the Intake Protection Zones for municipal drinking water. The Source Protection Plan also establishes Event Based Areas - these are areas where an event such as a spill could impact the drinking water source.

Municipalities are required to implement land use policies to:

- protect drinking water sources and groundwater sources;
- include policies that identify potential threats to the source of drinking water;
- Include policies on how development applications in the vicinity of the Intake Protection Zones, Event Based Areas, Groundwater Protection Areas (Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas) will be addressed to ensure the protection of the source of drinking water.

I look forward to meeting with Council in order to discuss this matter.

Yours truly,

Phil Rough
Planner

Attachments:

1. Point Edward Official Plan Background Report (November 2020)
2. Updated Project Timeline