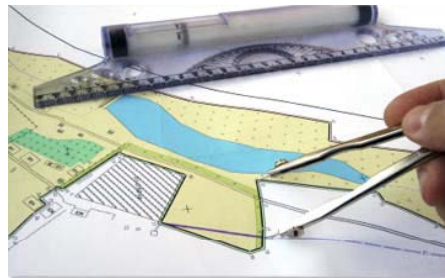




## Why Plan?

- Ensure health and safety for community members
- Maintain rural character
- Manage change & achieve development goals
- Comply with Provincial legislation & policies



*"How we determine what goes where"*

## OFFICIAL PLANS

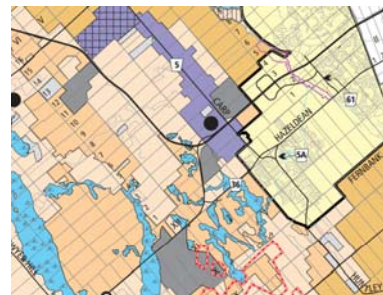
- A policy document that directs land use and development over a 20-year period
- Basis for local planning decisions (all land use decisions must conform)
- Informed by the community and other stakeholders
- A reflection of community values and aspirations



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## OFFICIAL PLANS

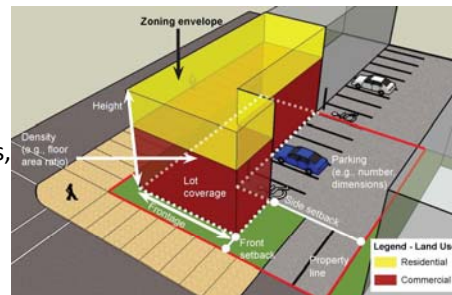
- “Designates” lands for various uses
- Establishes policies for the various uses
- Establishes policies for how development and infrastructure are created
- Establishes the framework and criteria for the review of development



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## ZONING BY-LAWS

- Takes the policies of the official plan and turns them into regulation
- Regulates land uses, buildings, and structures
  - Setbacks, minimum lot widths, building heights



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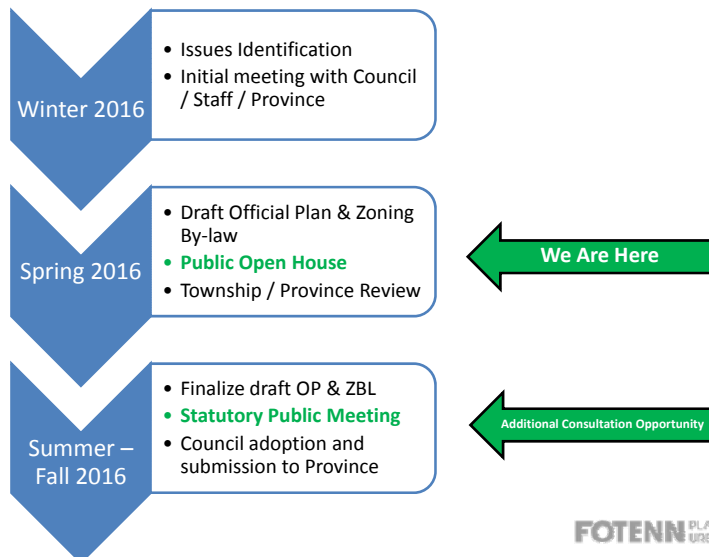
## WHY UPDATE?

- The Planning Act requires that Official Plans be updated every 5 years
  - O'Connor Plan – 2001
- To ensure conformity, the Zoning By-law is typically updated at the same time
- Reflect evolving community circumstances



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## PROCESS



## WHAT NEEDS UPDATING?

- Population and growth projections
- Digitize official plan and zoning by-law maps and update using most current mapping
- Review and revise problematic policies and regulations



# Proposed Changes to Official Plan

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## General Changes

- Official Plan condensed, reworded, flexible, and user-friendly
  - Not many changes to policy content
- New formatting & order of sections
- Digital mapping
- Minor spelling, grammar changes



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## Land Division

- No change to current consent (severance) policies
- Allow land division by Plan of Subdivision in rare circumstances

### ***Why the change?***

- Provides more flexibility for the Township
- For more complicated proposals, Plan of Subdivision applications can allow the Township to require more extensive studies and conditions.
- Policies ensure that the rural character will be maintained.

***“Another tool in the toolbelt”***

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## One Land Use Designation

- Currently, there are two land use policy designations: “Rural” and “Recreation”
- The draft land use map removes the Recreation designation, leaving the entire Township under the Rural designation

### ***Why the change?***

- The uses within the Recreation designation are permitted in the Rural zone; no conflict

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## New Section: Growth Management

- A new Section 2: Growth Management introduced

### ***Why the change?***

- Outlines the general approach to development in the Township
- Aims to protect rural character of Township and prohibits settlement areas (concentrations of development)
- Discourages development that requires new infrastructure or services

## Secondary Dwelling Units

- Secondary dwelling units permitted, subject to criteria

### ***Why the change?***

- Required by Planning Act
- Provides affordable housing option for community members
- Provides opportunity for home owners to establish secondary units in their homes

# Proposed Changes to Zoning By-law

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## Use Limitation (UL) Zone Removed

- Removal of the UL Zone, used to denote floodplains

### ***Why the change?***

- Replaced with Hazard Lands provisions in General Provisions section
- Provides greater flexibility for landowners
- Removes the requirement for a Zoning By-law Amendment in areas regulated by Conservation Authority

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## We Want to Hear from You!

- What are your thoughts on the proposed changes?
- Are there any specific priorities, goals, or objectives that you would like to see addressed in this review?
- What are some planning / development issues facing the Township of O'Connor?
- What are some planning / development opportunities for the Township of O'Connor?

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## THANK YOU

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