

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL

SPECIAL MEETING OF COUNCIL

TO BE HELD MONDAY JUNE 23, 2021 AT 7:00 P.M.

MUNICIPAL OFFICE, 5 BARAGER BLVD. MCDOUGALL ON, P2A 2W9

AGENDA

1. **Call to Order.**
2. **Declarations of Interest.**
3. **Prioritization of Agenda.**
4. **General Items and New Business.**
 - i) Jamie Robinson, Partner, and Patrick Townes, Associate, MHBC
Planning Urban Design and Landscape Architecture. **(attachment)**
Re: Official Plan Review, Section 26 Special Meeting.
5. **Closed Session.**
6. **Ratification of Matters from Closed Session.**
7. **Adjournment**



**NOTICE OF A SPECIAL MEETING
TO INFORM THE PUBLIC OF AN OFFICIAL PLAN REVIEW**

PLEASE TAKE NOTICE that the Council for The Corporation of the Municipality of McDougall will be holding a Special Meeting under Section 17 and Section 26(3)(b) of the *Planning Act*, R.S.O. 1990, C.P. 13 as amended, to inform the public of the Municipality's intent to review its Official Plan.

The Special Meeting is being held in accordance with the requirements of *Planning Act*, R.S.O. 1990, C.P. 13 as amended, to provide members of the public an opportunity to provide comments and discuss the revisions that may be required to the Official Plan with Council.

This Special Meeting is the first step to initiate the review process and no draft documents have been prepared for this meeting. Throughout the Official Plan review process there will be an Open House and a Statutory Public Meeting that will provide additional opportunities for the public to review draft documents and to provide comments to staff and Council.

DATE AND LOCATION OF PUBLIC MEETING:

Date: Wednesday, June 23rd 2021
Time: 7:00pm
Location: Municipality of McDougall Council Chambers
5 Barager Blvd
McDougall, Ontario, P2A 2W9

Members of Council will attend the meeting by Zoom. Members of the public can participate in the meeting as follows:



Submit comments in writing



Phone-in



**Virtual attendance through the
Zoom application**

As a result of the Municipality of McDougall declaration of emergency for the COVID-19 pandemic, as well as the requirements for physical distancing, this Committee/Council meeting will be held electronically in accordance with section 238 of the *Municipal Act*, 2000. Members of the public are strongly encouraged to participate via phone-in or virtual attendance.

Registration in advance of the meeting is required for phone-in or virtual participation.

Please visit the following link to register in advance for this meeting:

<https://us02web.zoom.us/join/zoom/register/tZYqde6vpjstGNBfC1uVzPD7XHX1C3bH6Z5b> the link is also available on the municipal website www.mcdougall.ca

After registering, you will receive a confirmation email containing information about joining the meeting by phone-in or virtual attendance.

Written correspondence can be mailed to or dropped off at the municipal office:

Municipality of McDougall
5 Barager Blvd.
McDougall ON, P2A 2W9

DETAILS OF THE OFFICIAL PLAN REVIEW:

The Municipality is required by the *Planning Act*, R.S.O. 1990, C.P. 13 as amended, to review the Official Plan to determine if the Official Plan requires changes to reflect current issues and legislation.

Following the Special Meeting, comments provided from the public will be considered by staff, the consultant and Council in the Official Plan review process.

ADDITIONAL INFORMATION AND KEY MAP:

Additional information on the Official Plan review process can be obtained by contacting Lori West (contact information below). Further information and notices of public consultation events will be provided, including for the required Open House and Statutory Public Meeting.

There is no key map provided, as the Official Plan Update is applicable to all land within the corporate boundaries of the Municipality of McDougall.

Lori West – Clerk/Planner

Municipality of McDougall
705-342-5252 or LWest@mcdougall.ca



Municipality of McDougall

Official Plan Review Section 26 Special Meeting

Wednesday, June 23, 2021

MHBC Planning Limited

Project Team



Planning Team

Jamie Robinson, Partner

Wes Crown, Associate

Patrick Townes, Associate

Jonathan Pauk, Planner

Technical Team

GIS, AutoCAD

Planning Department

Lori West, Clerk / Planner

Tim Hunt, CAO/ Director of Operations

Municipal Departments

Public Works, Parks and Recreation, Administration

Municipal Council

Purpose of Meeting

- A Section 26(3) Meeting is required under the Planning Act to provide members of the public an opportunity to make comments on revisions that may be required to the Official Plan.

Official Plan Review

- The Official Plan (“OP”) is the primary tool for implementing the Township’s goals and objectives.
- The current OP was adopted in 2005 and approved in 2006 and has been subject to several amendments over the years.
- The *Planning Act* requires that the OP be reviewed and updated to ensure it conforms to Provincial Plans and is consistent with the Provincial Policy Statement.
- The new OP will guide all land use planning and development decisions in the Township for the next 20 years.

Preparation of the New OP

- There are several Provincial planning documents that form the basis for land use planning in Ontario.
- The Municipality of McDougall Official Plan is required to be consistent with and have regard to:
 - The Planning Act
 - Provincial Policy Statement, 2020
 - Growth Plan for Northern Ontario, 2011

Planning and Policy Areas

- The new OP will provide guidance on:
 - Achieving sustainable development;
 - Delivering a sufficient supply of homes;
 - Building a strong and competitive local economy;
 - Ensuring the vitality of settlement areas and promoting healthy and safe communities;
 - Promoting sustainable transport;
 - Supporting high quality communications;
 - Making effective use of land;
 - Achieving well-designed places;
 - Conserving and enhancing the natural environment;
 - Conserving and enhancing the historic environment,
 - Meeting the challenge of climate change; and,
 - Facilitating the sustainable use of aggregates.

Planning and Policy Areas

- The OP will also address a comprehensive list of policy and mapping issues including:
 - Shoreline development;
 - Development on private roads and right-of-way's;
 - Affordable and attainable housing;
 - Short term rentals;
 - Cannabis production facilities;
 - Development on partial servicing in Nobel;
 - Source water protection and best practices; and,
 - Ensure consistency between mapping schedules and Official Plan policies.

Opportunities for Comments

- The Municipality encourages everyone to get involved and provide input and comments throughout the process.
- There will be opportunities for input and comments throughout the OP Review.
- The following consultation schedule is anticipated for the project:
 - Public Comment Period (July and August, 2021);
 - Open House (October, 2021); and,
 - Statutory Public Meeting (November, 2021).
- Project information will be made available on the Township website throughout the process

OP Review Timeline

		2021									2022								
		APR	MAY	JUNE	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT
#																			
PHASE ONE - OFFICIAL PLAN REVIEW																			
1	Start-Up Meeting (Teams)																		
2	Special Council Meeting																		
3	Consultation with MMAH																		
4	Background Study Review																		
5	Draft Background Report																		
6	Public Comment Period																		
7	What We Heard Report to Council																		
8	Draft OPA																		
9	Open House																		
10	Public Meeting under Planning Act																		
11	What We Heard Report to Council																		
12	Preapre Final OPA																		
13	Council Adoption																		
14	Submission for Approval																		
PHASE TWO - OP APPROVAL																			
15	MMAH review and approval process															APPROVAL			
16	Reporting & Discussions with Staff																		
17	Meeting with Council regarding proposed Modifications																		
18	Report to Council regarding Notice of Decision																		
19	Approval																		

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<http://www.mcdougall.ca/>





THANK YOU

QUESTIONS/COMMENTS