

Village of Sundridge Official Plan

It takes a Village to make a plan...



Background Report
May 12, 2021

Role of the Official Plan

- Expression of vision and values
- Facilitates things
- Protects things
- Provides direction
- Authorizes the use of planning tools
- Point of reference for “good planning”



Official Plan Update – Work Program

- Open House/Start-up/Core Team Meeting
- Background Report
- Prepare Draft OP and Review with Council
- Public Open House on Draft OP
- Public Meeting on Draft OP
- Adopt OP and Forward to MMAH











Structure of Report

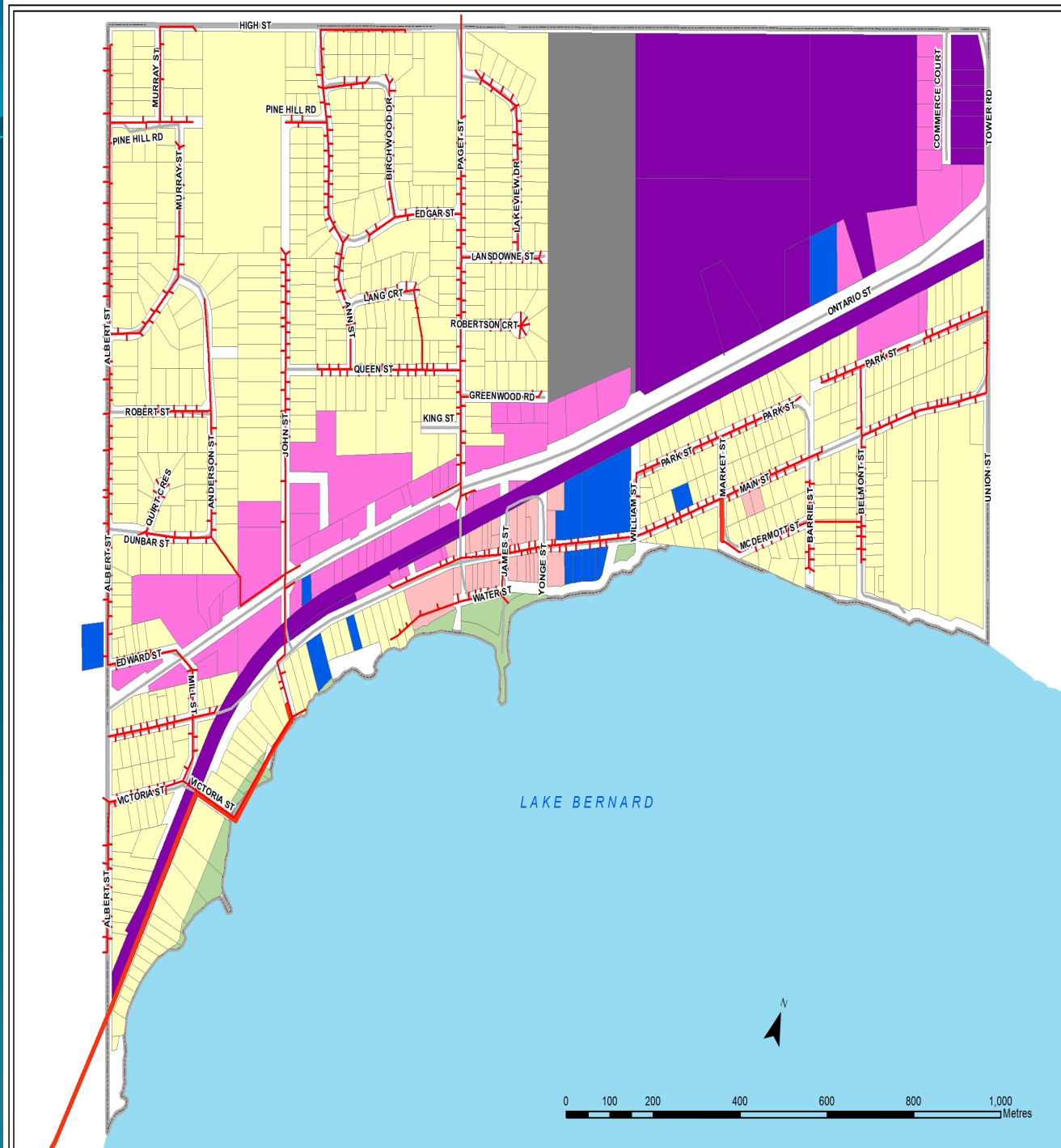
- Review of Population, Housing and Construction Data
- Review Provincial Policy
- Review Key Issues to be Addressed



Village of Sundridge Land Use

Legend

-  Sanitary - Forcemain
-  Sanitary - Sewer
-  Open Space
-  Residential
-  Highway Commercial
-  General Commercial
-  Industrial
-  Institutional
-  Future Development



Population

- 2001 population of 983
- 2006 population of 942
- 2011 population of 985
- 2016 population of 961
- Persons per household will decline with aging population



Regional Overview

- District Population in 2001 was 39,665
- District Population in 2006 was 40,920
- District Population in 2016 was 42,824
- Sundridge's Regional Share of District Population was 2.4% in 2001 and 2.2% in 2016



Housing

- 2016 housing of 451
- Total dwellings of 497

Housing Type (2016)

Detached:	385
Semi-detached:	0
Townhouse:	0
Apartments:	60

2016 persons per household of about 2.13



Employment by Occupation

Classification	2001	2016
Management	15%	15%
Business, Finance, Administration	2%	9%
Natural and Applied Science	0%	0%
Health Occupations	11%	9%
Education and Government	15%	13%
Sales and Service	40%	31%
Trades, Transport, Operators	13%	10%
Primary Industry	0%	3%
Processing, Manufacturing, Utilities	0%	5%



Value of New Construction

Year	Construction Value
2013	1,677,000
2014	1,015,000
2015	524,250
2016	787,000
2017	369,090
2018	756,370
2019	1,050,500
2020	533,700
Total	\$6,712,910



Lot Creation 2010 - 2020

- 15 applications
- 2 easement
- 13 consents (new lots, lot additions)



WWTP Assessment (2020)

- Current residual capacity is 348 persons
- 139 residential households
- Need to minimize extraneous flows
- Plan for future expansion



Zoning By-law Amendments

10 zoning by-law amendments 2006-2020

- 4 for residential permissions/regulations
- 2 for commercial permissions/regulations
- 1 for Commerce Court
- 3 for community uses



OP Update – Overview

1. Provincial Policy Statement 2020
2. Official Plan structure
3. Spatial areas requiring consideration
4. Policies requiring consideration



Provincial Policy Statement (2020)

- Successor to the 2014 PPS
- Vitality of and regeneration of settlement areas is critical
- Plan for 25 years
- Intensification and redevelopment
- Coordination of planning matters with indigenous communities
- Active transportation and recreation
- Accommodate residential growth for 15 years



Provincial Policy Statement (2020)

- Recognize and plan for climate change
- Promote tourism and leverage cultural assets
- Protect employment lands
- Accessibility and removal of barriers
- Assess and understand private water supplies
- Partial services are permitted for infilling and rounding out
- Private service also permitted for infill and rounding out



Northern Growth Plan

- Came into effect on March 3, 2011
- Recognition that future success in the north is dependent on a number of inter-related factors
- Education and skilled trades
- Partnerships
- Mobility and communications infrastructure
- Diversity
- Innovation and creativity



Official Plan Structure

- Vision, Principle and Land Use Concept
- General development policies
- Land Use Designations
- Transportation
- Implementation and Interpretation



Vision Statement

- Sundridge is a town and a community
- Sundridge is a regional service centre
- Sundridge will grow sustainably
- Sundridge values Lake Bernard and the environment and recreation it offers
- Sundridge will accommodate the housing needs of existing residents and be a viable option for new residents
- Sundridge values entrepreneurial spirit



Spatial Areas Analysis

***Potential areas of opportunity, change
and community improvement***



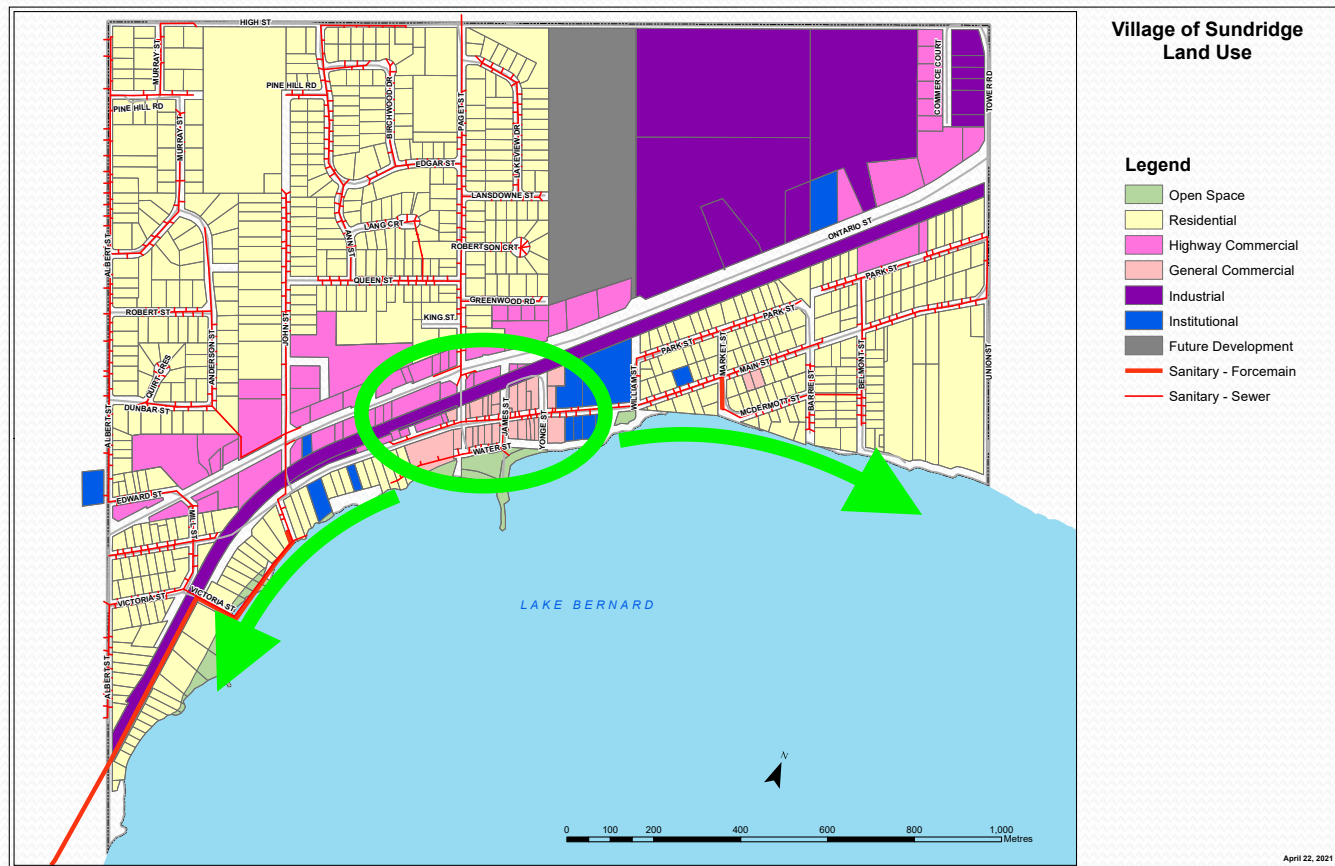
Spatial Areas Analysis

- Consideration of some of the component parts of the community
- Areas critical to future growth and development
- Areas of strength
- Areas for improvement
- Official Plan policy needs to identify these assets and create policy to guide land use and future development



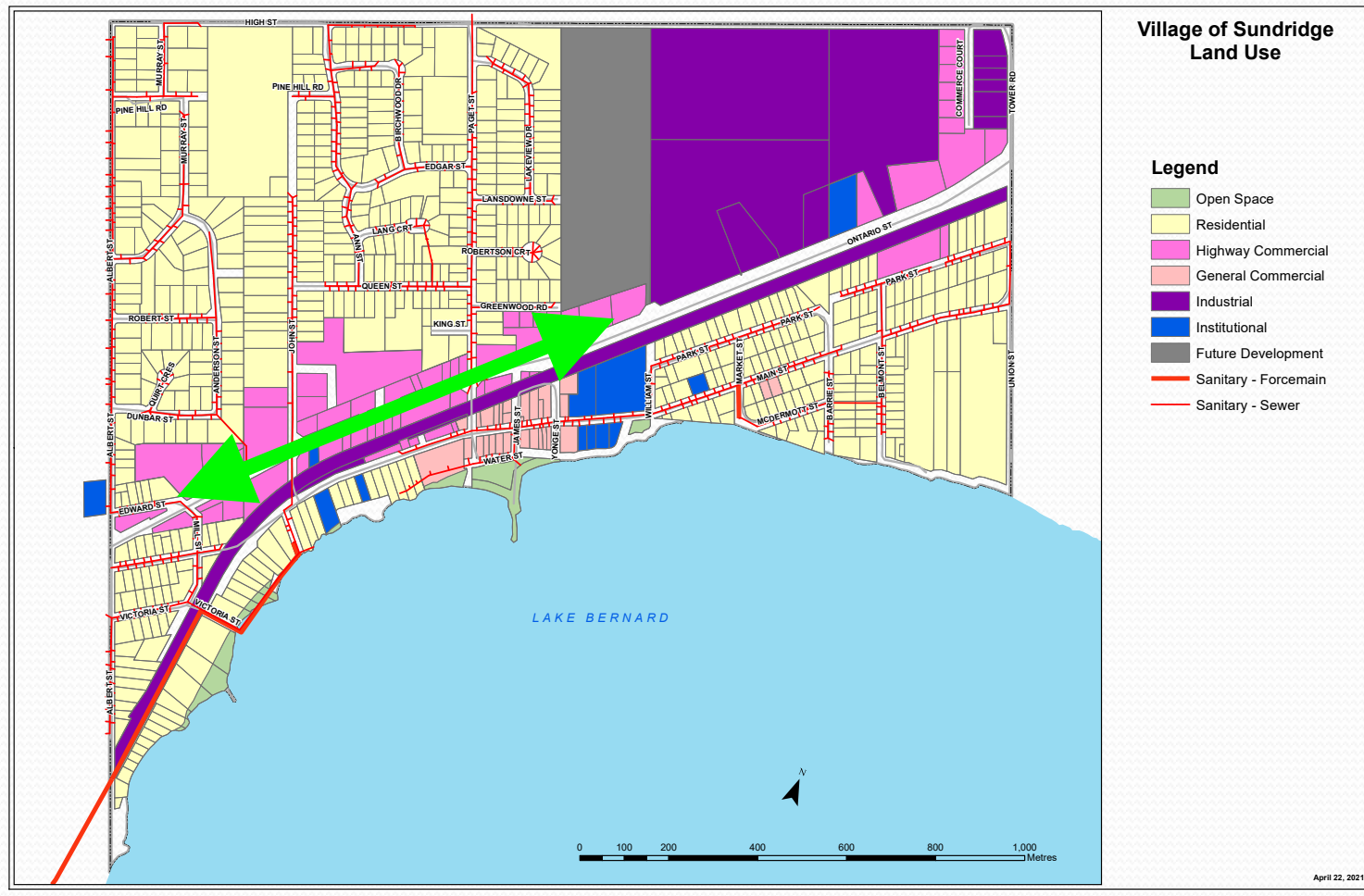
Spatial Area of Analysis #1 – Downtown and Lakeshore

- Main Street shops and services, parks and waterfront
- Existing businesses may evolve



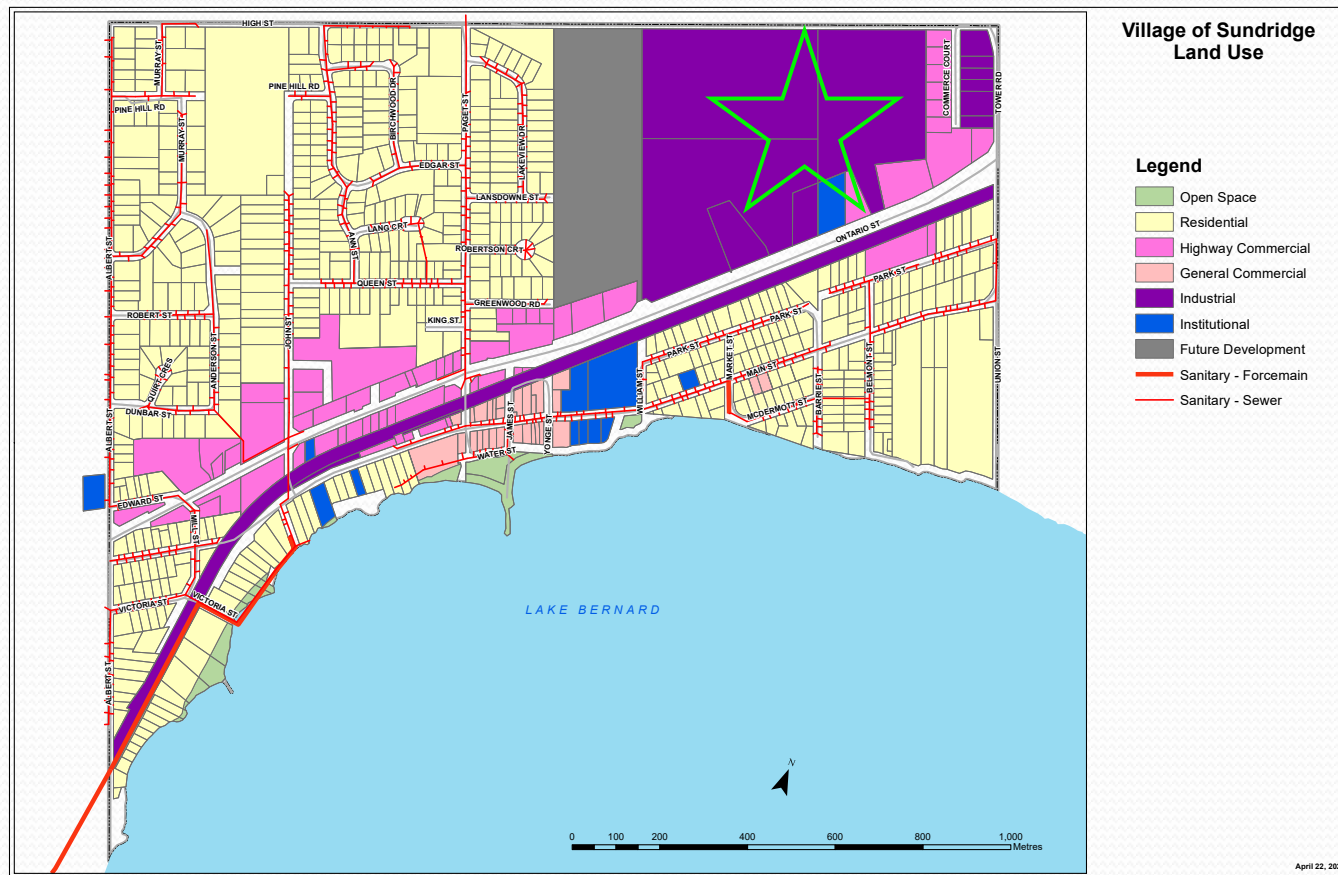
Spatial Area of Analysis #2 – Highway 124

- Existing base of commerce/service
- Vacant and underutilized lots
- Opportunity for mixed-use



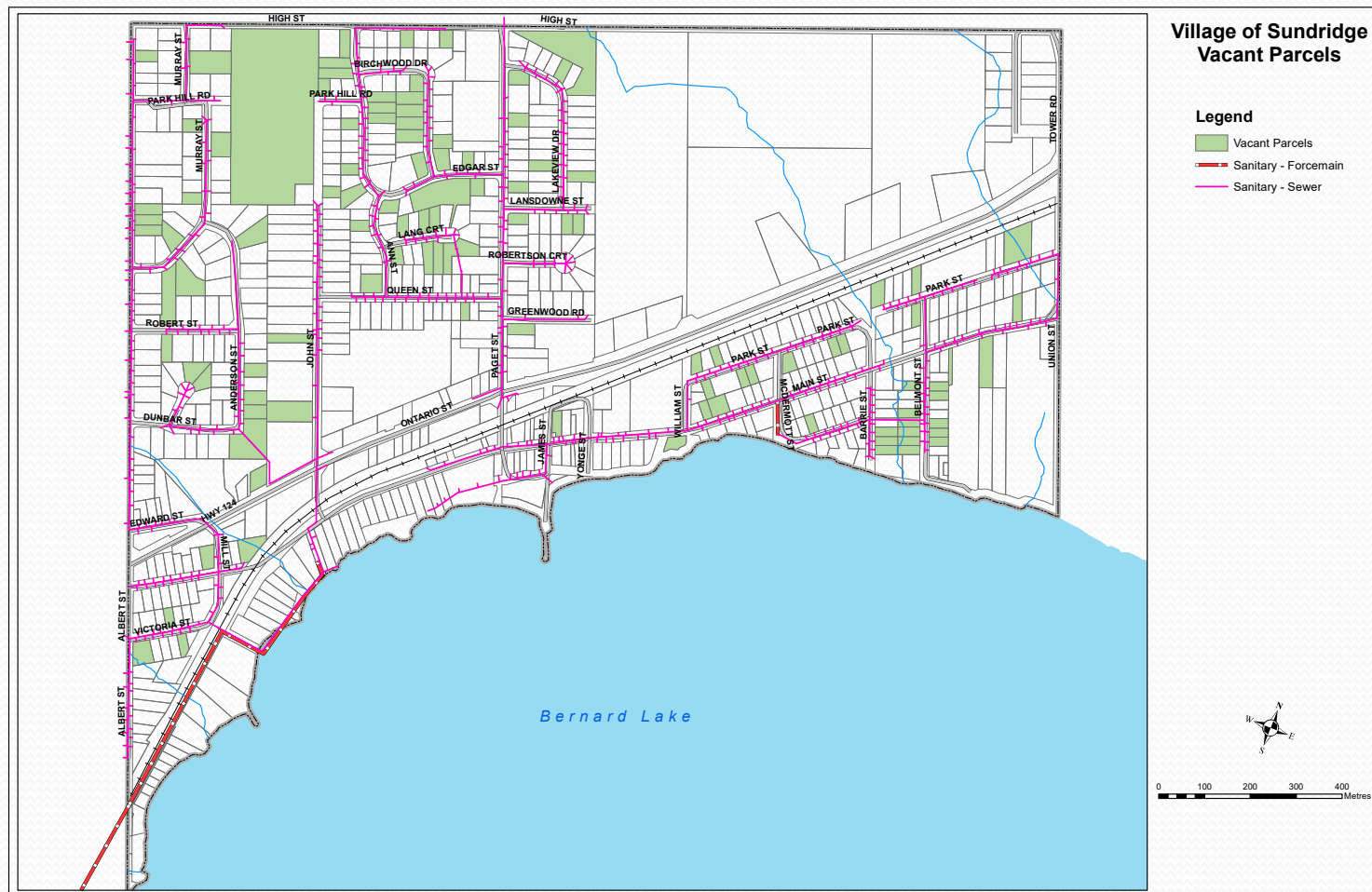
Spatial Area of Analysis #3 – Employment Lands

- Tremendous asset within the community
- Incubator for regional businesses



Spatial Area of Analysis #4 – Residential Infill

- Over 100 vacant lots
- Existing roads and services
- Infill by lot creation or small-scale, medium density uses



Other Policy Issues

- Intensification and redevelopment
- Mixed-use and balance
- Servicing limitations
- Lake Bernard is a lake trout lake
- Rail line
- Pre-consultation and complete applications



What's Next?

- Public Open House
- 1st Draft Official Plan for Council Review

