

Village of Sundridge Official Plan

It takes a Village to make a plan...



First Draft

November 24, 2021

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



Official Plan Structure

- Vision, Goals and Land Use Concept
- Land Use Designations
- Natural Heritage and Environmental Policies
- General Development Policies
- Implementation and Administration



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

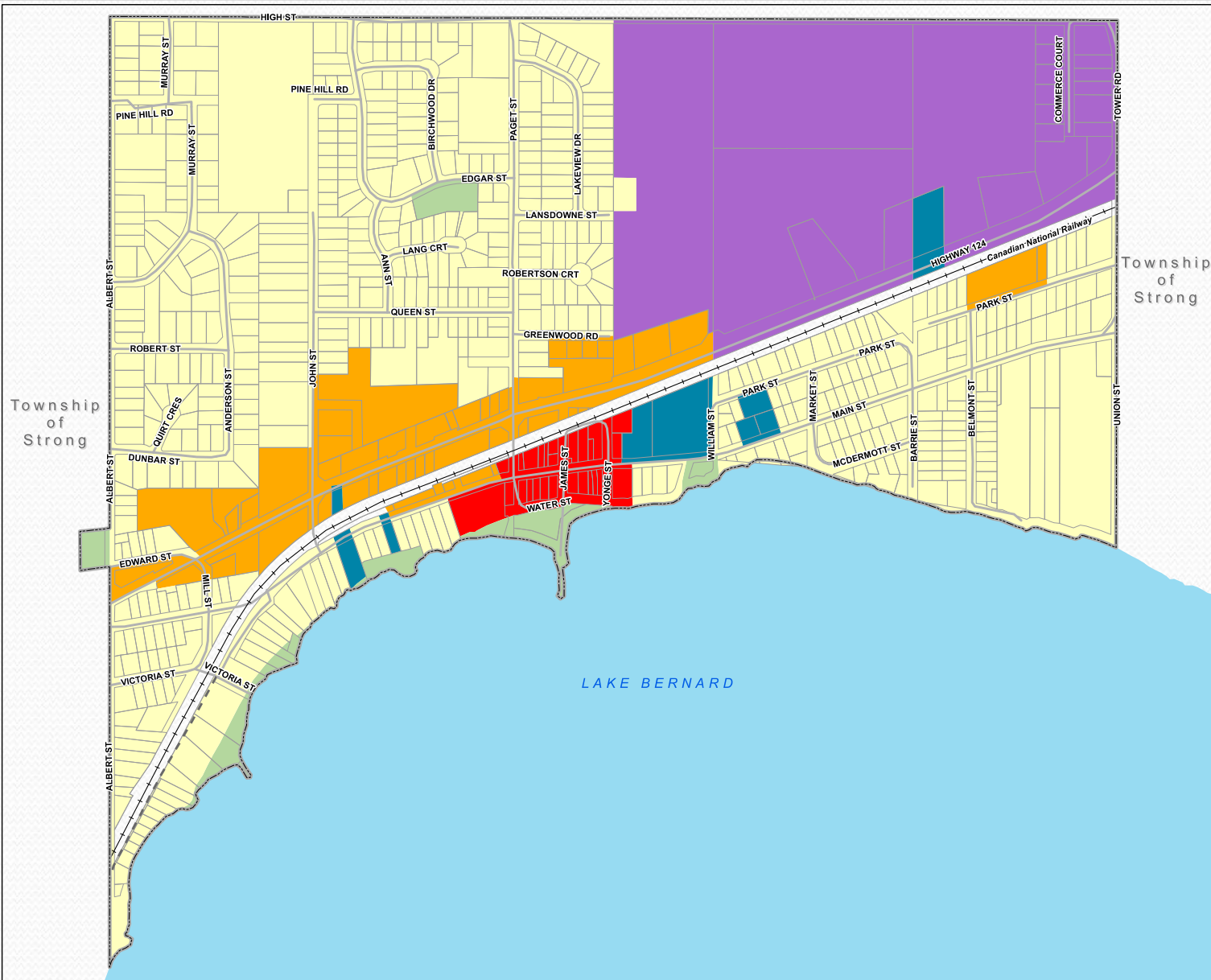


Land Use Designations

1. Residential
2. Employment
3. Downtown
4. Open Space
5. Mixed-Use
6. Institutional



Schedule 'A' Land Use



Village of Sundridge Official Plan Schedule A Land Use

- Residential
- Mixed Use
- Downtown
- Institutional
- Employment
- Open Space
- Municipal Boundary

DRAFT



0 100 200 300 400 500 Metres

November 18, 2021



Natural Heritage/Environment

- Natural Heritage Features
- Role/Requirements for EIS
- Stormwater Management
- Hazard Lands
- Closed Landfills
- Land Use Compatibility
- Contaminated Lands
- Noise and Vibration

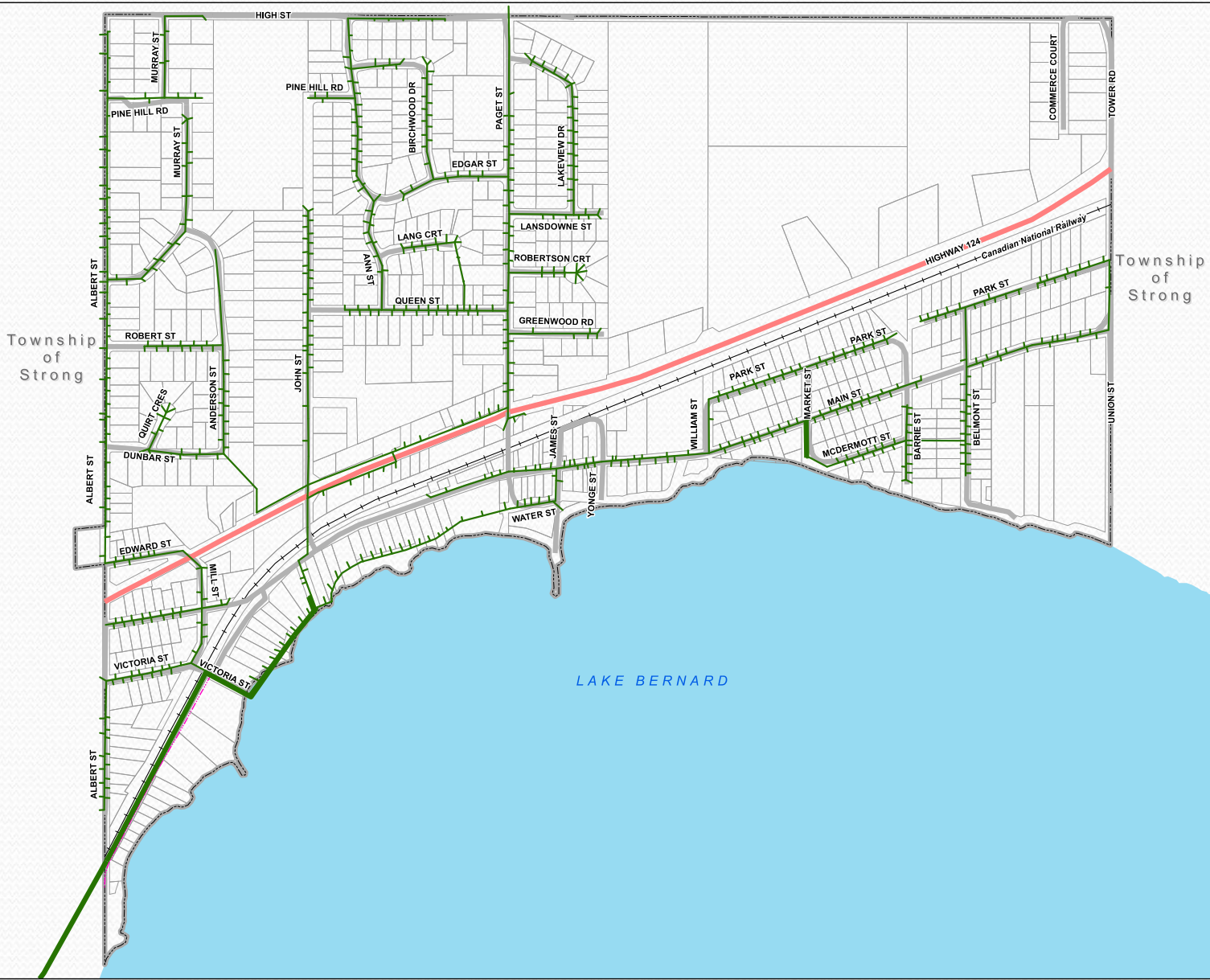


General Development Policies

- Water and Sewer Servicing Strategy
- Transportation
- Cultural Heritage and Archeaological Resources
- Subdivision of Land
- Technical Studies and Peer Reviews



Schedule 'B' Transportation and Services



Village of Sundridge Official Plan Schedule B Transportation and Services

- Provincial Highway
- Municipal Road
- Private Road
- Railway
- Sanitary - Forfeain
- Sanitary - Gravity Fed
- Municipal Boundary

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Implementation

- Zoning By-laws, Temp use By-laws, Holding, Site Plan Control, Minor Variance
- Non-Conforming Uses
- Pre-consultation and Complete Applications
- Minor Alterations
- Interpretation

Appendix 1 – Glossary of Terms (PPS definitions)



Spatial Areas Analysis

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



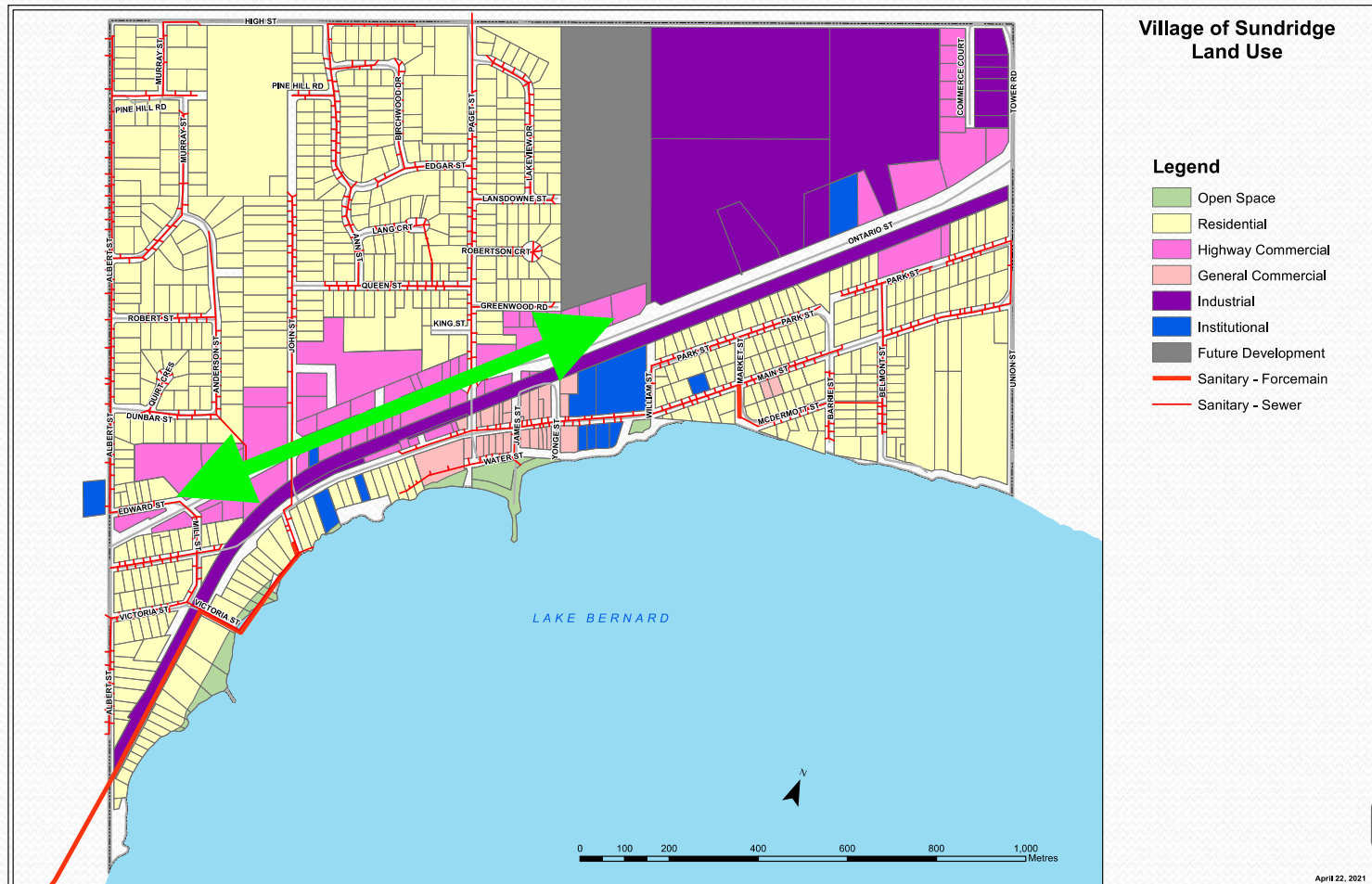
Spatial Areas Analysis

- 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



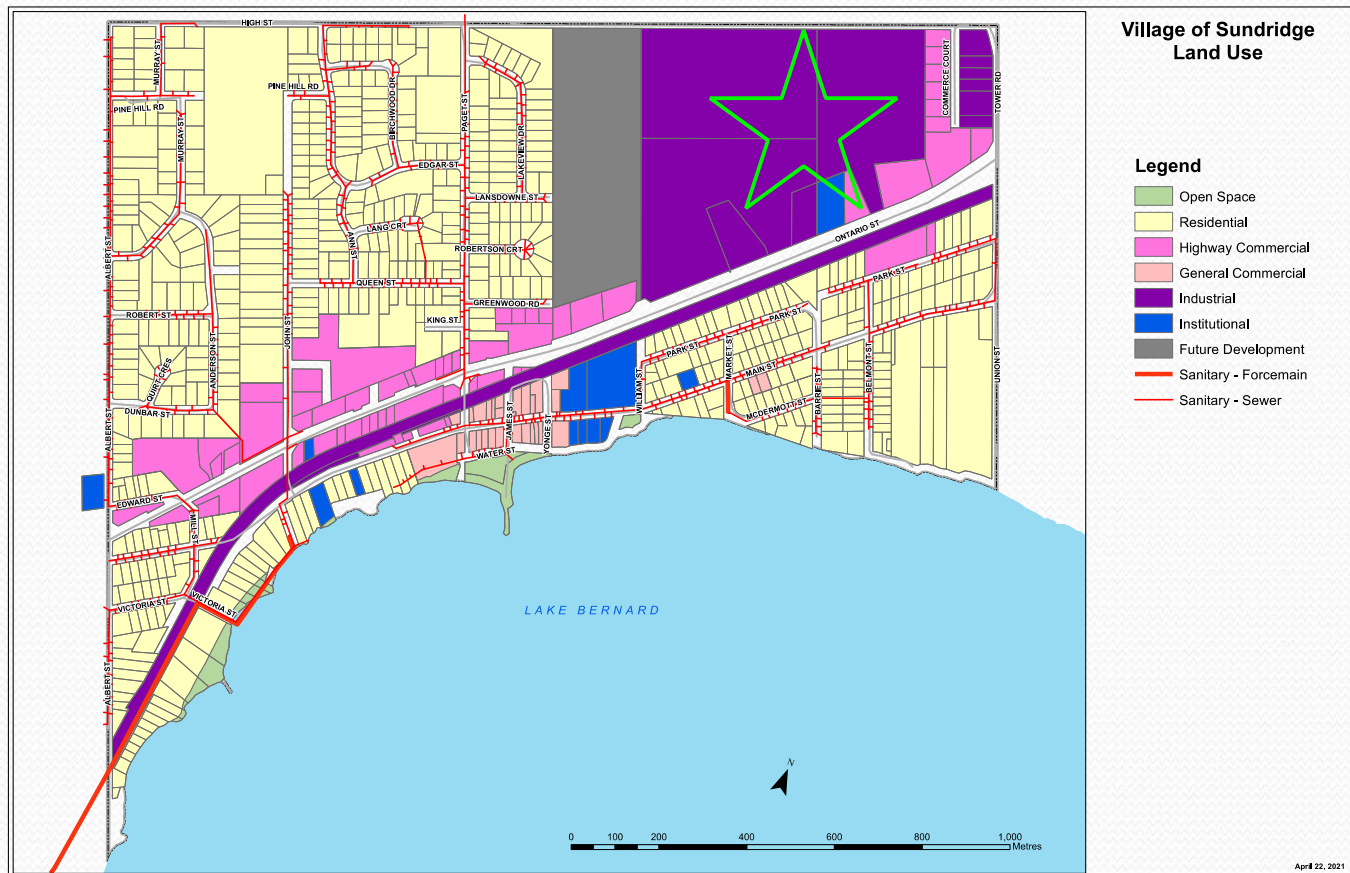
Spatial Area of Analysis #2 – Highway 124

- 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



Apr 8 22, 2021

- 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?

- Release draft Official Plan for public review
- Public Open House
- Forward to MMA for review/comment
- Public Meeting Summer 2022.
- Adoption

