



TOWNSHIP OF BECKWITH OFFICIAL PLAN REVIEW PUBLIC OPEN HOUSE: JANUARY 12, 2010

AGENDA

- What is an Official Plan?
- The Official Plan Review Process
- Major Proposed Policy and Mapping Changes
- Where Do We Go From Here?
- Informal Discussions



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WHAT IS AN OFFICIAL PLAN?

- It is a 20-year land use policy blueprint guiding the future development of a Municipality that is reviewed at least every 5 years
- It directs development, protects the environment and allows for the construction of new infrastructure
- The Ontario Ministry of Municipal Affairs & Housing is the approval authority for Official Plans



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THE OFFICIAL PLAN REVIEW PROCESS

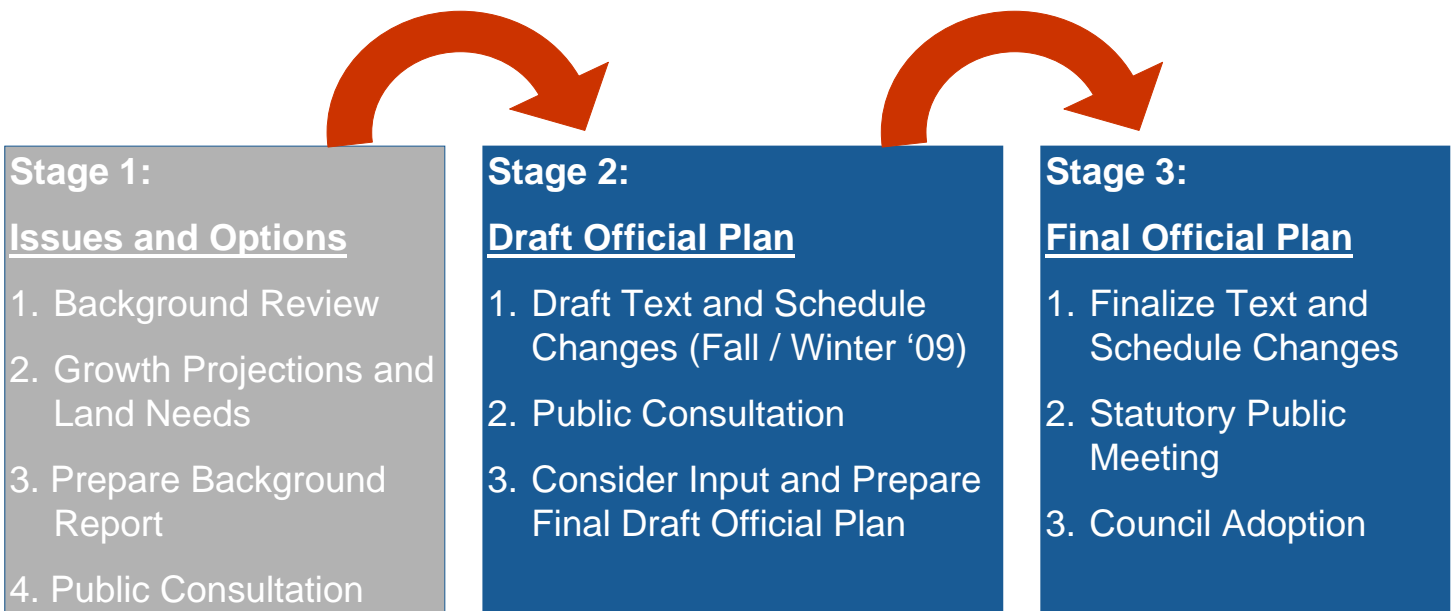
- The Beckwith Official Plan came into effect on November 15, 1989
- Section 26 of the *Planning Act* requires that Official Plans be reviewed and updated at least every 5 years and in keeping with current provincial policy initiatives
- All planning must be consistent with the 2005 Provincial Policy Statement which provides provincial policy direction on land use planning and development matters
- The Beckwith Official Plan has not been updated although a series of Amendments have occurred



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THE OFFICIAL PLAN REVIEW PROCESS

- The Beckwith Official Plan Review is being done in 3 stages:





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MAJOR PROPOSED POLICY CHANGES

1. Updated background information on Beckwith:
 - a) its average 3% growth per year since 1991;
 - b) its projected 2029 population of 11,230 people;
 - c) its need for 1,900 residential lots by 2029; and
 - d) employment development pressures on Highway 7.

2. The maximum number of consents in the Community Development Areas and Rural Lands designation is proposed on the basis of the size of an original Township lot:
 - a) 3 consents if 100 acres or greater; or
 - b) 2 consents if from 50 acres up to 100 acres.

3. A secondary dwelling unit may be permitted within either a house or accessory building, subject to criteria.



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MAJOR PROPOSED POLICY CHANGES

4. Environmental Impact Assessment requirements for proposed developments adjacent to natural heritage features.
5. Policies for proposed renewable energy projects:
 - a) wind energy or solar energy or biomass energy; and
 - b) systems providing power on-site versus utility grid.
6. Future Highway 7 Corridor development to be subject to a more detailed secondary plan.
7. Development review criteria and study requirements.



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MAJOR PROPOSED MAPPING CHANGES

1. Additional Agriculture Areas based on Canada Land Inventory soils mapping.
2. New Highway 7 Corridor Area based on the planned expansion of Highway 7 through Beckwith.
3. Revised Wetland Areas and associated changes based on updated Ministry of Natural Resources mapping.
4. Additional Community Development Areas based on development trends and population / land needs projections to 2029.



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WHERE DO WE GO FROM HERE?

- Please review the mapping and discuss any issues or questions with us tonight.
- We will finalize the Draft Official Plan Amendment (OPA) and submit it to the Ontario Ministry of Municipal Affairs & Housing (MMAH).
- We will prepare a Final OPA and notify you that it is available for review.
- We will initiate the adoption process, which will include a statutory public meeting by Council (late Winter / early Spring).
- Once Council adopts the OPA, it will be submitted to the MMAH for review and approval.
- When the MMAH is prepared to approve the OPA - which may include changes from what Council adopted – you and/or Council will then decide if there are any reasons to seek an appeal to the Ontario Municipal Board.