

COMMUNICATION 134129

Received From: Niki Dwyer, Director of Development Services
Addressed To: Committee of the Whole
Date: December 5, 2023
Topic: Official Plan Amendment – Strategic Properties

SUMMARY

During the November 21, 2023 discussion by Committee of the Whole regarding the Interim Control By-law pertaining to Strategic Properties, Committee requested recommendations by staff on how to proceed to analyse the addition of new Strategic Properties within the Town. The addition of new Strategic Properties requires an Official Plan Amendment in addition to a Development Permit Amendment as both policies reference the designation.

BACKGROUND

The Town currently recognizes four (4) areas of “Strategic Properties” within the Official Plan. During the discussions of Official Plan Amendment No. 08 (the comprehensive review of the Town’s Official Plan), Council expressed an interest in adding and removing properties from the current designation but elected to contemplate this amendment through a separate process which would permit a more fulsome public consultation process regarding these key properties. Official Plan Amendment No. 08 did however include the establishment of certain key parameters for the eligibility of future Strategic Properties which include:

“From time-to-time Council may recognize additional properties as Strategic Properties. In order to be considered as a Strategic Property, the candidate property shall meet the following minimum criteria:

- 1. Minimum lot area of 0.58 hectares; and*
- 2. Immediate adjacency to the OVRT, Trans Canada Trail, Mississippi River or other local trail identified on Schedule “B”; and*
- 3. Direct vehicular access on a collector or arterial road identified on Schedule “B”; and*
- 4. Local cultural or historical significance to the Town.*
- 5. Candidate properties shall be considered through an Official Plan and Development Permit Amendment. The statutory public consultation process shall be used to determine appropriate parameters for development or redevelopment of the lands.”*

While Official Plan Amendment No. 08 has not yet been approved by the County of Lanark, staff believe that no changes will be proposed to the above provisions and that final approval will be issued in the first quarter of 2024. As a result, it is recommended that proceeding with an Official Plan and Development Permit Amendment is reasonable at this time. Council has also provided staff direction to issue a Request for Proposal for the re-writing of the Development Permit By-law in 2024 which will be processed in parallel with the Official Plan Amendment for Strategic Properties.

COMMENT

Staff recommend proceeding with a joint OPA-DPA public consultation process. In accordance with the Planning Act, this process requires, at a minimum, conducting one (1) Open House and one (1) Public Meeting. In addition to this, staff recommend conducting one additional Open House early in the process to gather public feedback on potential new Strategic Properties as well as utilizing additional virtual public surveys.

A process map has been appended to illustrate the recommended community consultation.

FINANCIAL IMPLICATIONS

The Official Plan Amendment will be undertaken by staff within the Planning Department and no additional resources are being requested to proceed with the amendment. Administrative costs associated with notice and public engagement can be accommodated within the Development Services Department's operating budget.

STAFF RECOMMENDATION

THAT Council receives as information the Director of Development Services' Report dated December 5, 2023 regarding the Official Plan Amendment for Strategic Properties.

ATTACHMENTS

1. Public Engagement Process Chart