

Comparison of Key Draft Official Plan Policy Changes Updated January 21, 2019

Current	Proposed	Notes
SAFE SERVICING POLICIES		
<p>Historically, multiple homes have been, and still are permitted on a single piece of property (Associations) resulting in unsafe development, i.e., elevated risk of water/wastewater cross-contamination.</p>	<p>No more new residential development will be permitted on Association lands until they become compliant with Municipal and Provincial safe drinking water and sewage disposal standards. Building permits for upgrades/rebuilds may be issued once servicing is shown to be safe for the entire Association (this may require a reference plan and/or change of ownership to freehold or condominium). No more “allowable numbers” for building in the Association lands.</p>	<p>The requirement to demonstrate safe servicing prior to building permit is not new. The concept of pausing development for the entire Association is new in order to make the requirements “implementable”. Where sites cannot comply as determined by the Building Code, owners will need to work together to find creative solutions internally. Solutions may include working closely with MECP and/or Municipality.</p>
<p>Safe/compliant water and wastewater servicing required prior to development.</p>	<p>This remains unchanged, however, those in high density areas (including Associations), will become part of the “green star” program in effort to avoid costly user-pay communal servicing (to address the liability/risk related to cross-contamination of drinking water with wastewater).</p>	<p>Requiring water and wastewater servicing be compliant prior to development is not a new concept, but the high density areas will be part of the “green star” program to compel owners to participate, thus making it both “implementable” and affordable. Development potential may actually increase as a result along with property values.</p>

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<p>In certain circumstances a hydrogeological study is a pre-requisite to development.</p>	<p>Policies relating to smaller developments will have the requirement for a hydrogeological study replaced with proof of safe/complaint water and wastewater serving where such a large study is not warranted to achieve the same outcome.</p>	<p>Safe/compliant water and wastewater management can be achieved in more than one way. For smaller applications, a hydrogeological study may not be necessary.</p>
	<p>Along with other new policies for the high-density overlay area, all sites in the high-density area are strongly encouraged to merge with adjacent sites when purchased by the same owner in order to meet minimum areas requirements for safe sewage services.</p>	<p>All high-density overlay policies aim to improve health and safety by reducing risk and associated personal liability.</p>
<p>Bass and Loon Lake policies allow some recreational or seasonal development — but new proposed policies consider all development as permanent.</p>	<p>Updated Bass and Loon Lake policies to indicated no further development until water and septic are compliant and/or MECP gives permission due to high density and water quality issues.</p>	<p>Requires on-going lake monitoring and consultation with MECP.</p>
<p>NEW LEGISLATION</p>		

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<p>No policy. Cannabis recently legalized, but is heavily regulated. Shuniah did not opt out; therefore cannabis retail outlets cannot be prohibited.</p>	<p>A general policy will be added to indicate that the Municipality has no authority in selecting locations for cannabis retail stores; but recommends that outlets be located in commercial zones like any other retail outlet; and in accordance with zoning development standards.</p>	<p>Cannabis recently legalized, but is heavily regulated by the Province; therefore the Municipality will defer to Provincial direction. The community, including the Municipality cannot prescribe location criteria, etc., but can comment on an application within 15 days of notice that will be posted at the potential location. Any recommendations must be consistent with the OP and with the prescribed health and safety policies found in the Act.</p>
<p>No policy Fires are becoming increasingly detrimental and unpredictable with climate change and expansion of human development into fire-prone areas.</p>	<p>Wildland fire policy to be consistent with PPS (new MNRF requirements).</p>	<p>Too lengthy to include - much easier to view in draft OP.</p>
<p>Second units in homes are permitted "as of right" in Ontario; but Municipalities can prescribe location and certain development standards based on good planning principles and local circumstances.</p>	<p>In summary, second units are permitted in all designations where residential use is the main use, including in ancillary buildings as long as structures meet zoning, building code requirements and servicing requirements. However, second units are not permitted in high-density areas.</p>	<p>Second units are an important means to affordable housing in rural and small towns, particularly in the north.</p>

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HOME-SHARING		
<p>Official Plan predated short-term accommodations or home-sharing (e.g., Airbnb).</p>	<p>Short-term accommodation shall be permitted in all designations in the entire main unit of any main dwelling. Short-term accommodation shall not mean or include a motel, hotel, bed and breakfast establishment, tourist cabin or cottage, hospital, commercial resort unit or similar commercial or institutional use; all of which require site specific zoning.</p>	<p>Draft policies for Ontario and Europe have been examined. This type of land use is generally welcomed as local economic development and a means to affordable housing; but can come with potential impacts that may require enhanced local by-law enforcement; ideally user-pay. In some circumstances, the home-sharing company may agree to participate in municipal enforcement/policy implementation.</p>
COTTAGE CONVERSION		

Current	Proposed	Notes
<p>In spite of years of effort, the conversion policy impossible to implement since the concept of “recreational use” (or seasonal use) is not easily defined.</p>	<p>Remove concept of conversion, including “recreational” or seasonal use, so that all homes are recognized as having the potential to be used anytime without restriction.</p>	<p>Not only will this result in fewer challenges for developers, residents and staff; but the policy outcomes for safe/compliant water and wastewater servicing prior to development will remain unchanged. Building permits will not be issued until water and wastewater servicing is compliant. This will affect the Associations most, both by increasing the value for owners in the long term; and by preventing individual sites within them from developing in the short term (until compliance is achieved — same as any other individual property owner in Shuniah).</p>
<p>IMPLEMENTATION</p>		

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<p>Some policies were strong already, but lacked a means of implementation, such as tying a study requirement to a complete application to ensure Council can make informed decisions that benefit or protect the health and safety or economic well-being of the community — particularly in light of new Local Planning Appeal Board (OMB replacement) requirements.</p>	<p>New reference to what constitutes a complete application in accordance with the Planning Act. New subsection in Implementation outlining expectations for a complete application, such as a “planning justification” report.</p>	<p>Too numerous to include - much easier to view draft OP.</p>
<p>OTHER</p>		
<p>n/a</p>	<p>Other, less impactful proposed changes are much easier to view in the draft OP; but include things like: updated definitions for of existing remote cottaging use; adding a parks policy and mapping; and updated and expanded commercial use and home occupation policies.</p>	
<p>2006 Census data.</p>	<p>Updated census data and calculations to reflect 2016 Census.</p>	

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No policy.	Introduce policy to permit the Municipality to seek a peer review at proponent’s expense where technical expertise are not available on staff due to high cost to taxpayers. This is consistent with common municipal practices and policies to ensure Council can make informed decisions to benefit and protect the community.	Example includes quality control for storm water management, environmental or engineering studies.
No policy.	Active Transportation added to existing policy to modernize municipality and support rail to trail and economic development (resource-based recreational) connections.	