

# Planning Act

- Delegates power from province to municipalities to regulate uses



# Planning Documents

## Official Plan

- Describes how Council would like to see development occur
- Provides a general vision ie., to preserve environmental integrity, rural character and economic viability
- Uses general language such as “shall generally be”, “should” and “will be encouraged to”



# Planning Documents

## Official Plan (con't)

- In some cases may use stronger specific language such as “shall be”
- Directs development to certain areas and away from other areas eg., body shops not in hamlets
- Serves as a guide for assessing applications for new lot creation and minor variances



# Planning Documents

## Official Plan (con't)

- Includes a Land Use Map which identifies environmentally sensitive areas including wetlands and sensitive lake trout lakes



# Planning Documents

## Zoning By-law

- Implements the Official Plan but uses very specific language
- Divides whole Township into "zones" on a zoning map
- Each zone lists permitted uses and setbacks for new construction



# Planning Documents

## Zoning By-law (con't)

- If a new use is proposed which is not in the list then a rezoning application required – guarantees that neighbours are notified of public meeting
- Specifies minimum parcel size and frontage in each zone for new lot creation
- Prohibits some uses outright



# Planning Documents

## Minor Variances

- How are they decided?
- How long are they good for?



# Planning Documents

## Consents to Create New Lots

- What are the minimum requirements?
- How does the process work?
- Conditions of approval



# Planning Documents

## Site Plan Control

- What is it?
- When is it applied?
- What does it control and how?



# Planning Documents

## Appeals to Ontario Municipal Board

- What can be appealed?
- How does the process work?



# Planning Documents

## Shortcomings of Planning (in South Frontenac)

- Scattered inefficient development is occurring
- Little ability to control uses on existing developed lot

