

Official Plan Amendment No. 1

Township of South Algonquin

**Amendment No. 1 to the
Official Plan of the
Township of South Algonquin**

The attached explanatory text, constituting Amendment Number 1 to the Official Plan for the Township of South Algonquin, was prepared and adopted by the Council of the Corporation of the Township of South Algonquin, by By-law Number 17-544 in accordance with the provisions of Sections 17, 21 and 22 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.



Mayor – Jane A.E. Dumas



CAO/ Clerk- Treasurer – Holly Hayes

The Corporation of the Township Of South Algonquin

By-Law No. 17-544

**A By-law to Adopt
An Amendment to the Official Plan of the
Township of South Algonquin OPA No. 1**

Whereas The Corporation of the Township of South Algonquin is empowered to Amend its Official Plan as required;

And Whereas Sections 17, 21, and 22 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, provide Council such authority to amend its Official Plan;

And Whereas the policies of the Official Plan of the Township of South Algonquin are approved and in force and effect at this time;

And Whereas Council has considered the appropriateness of amending the Official Plan in regard to all lands within the Township of South Algonquin in the District of Nipissing;

And Whereas the Council of the Corporation of the Township of South Algonquin deems it necessary and desirable to adopt an amendment to the Official Plan of the Township of South Algonquin;

Now Therefore the Council of the Corporation of the Township of South Algonquin enacts as follows:

1. Amendment No. 1 to the South Algonquin Official Plan attached to and forming part of this by-law, is hereby adopted;
2. That the attached explanatory text, which constitute Amendment Number 1 to the Official Plan, is hereby adopted.

READ A FIRST AND SECOND TIME on October 12th, 2017

Jane A.E. Dumas
MAYOR, Jane A.E. Dumas

Holly Hayes
CAO/CLERK-TREASURER, Holly Hayes

READ A THIRD TIME, PASSED AND ENACTED on October 12th, 2017

Jane A.E. Dumas
MAYOR, Jane A.E. Dumas

Holly Hayes
CAO/CLERK-TREASURER, Holly Hayes

I, Holly Hayes, CAO/Clerk-Treasurer
of the Township of South Algonquin
certify that this photo copy conforms
to the original document which has
not been altered in any way.

Holly Hayes Dec 4/17
CAO/Clerk-Treasurer Date

Certification

Certified that the above is a true copy of By-law No. 17-544 as enacted and passed by Council of the Corporation of the Township of South Algonquin on the 12th day of October, 2017.



CAO/ Clerk- Treasurer – Holly Hayes

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Township of South Algonquin consists of three parts:

PART 1 – THE PREAMBLE

Consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART 2 – THE AMENDMENT

Consisting of the following text constitutes Amendment No. 1 to the Official Plan of the Township of South Algonquin

PART 3 – THE APPENDICES

Consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual amendment.

Official Plan Amendment No. 1

Introduction

Part 1 -

The Preamble

- 1.1 Purpose
- 1.2 Location
- 1.3 Basis

Part 2 -

The Amendment

- 2.1 Preamble
- 2.2 Details of the Amendment
 - 2.2.1 – Text Amendment
- 2.3 Implementation
- 2.4 Interpretation

Part 3 -

Appendices

Part 1 – The Preamble

1.1 Purpose

The purpose of this Official Plan Amendment is to amend the South Algonquin Official Plan to allow for holding provisions to be used in the Zoning By-law. In accordance with Section 36 in the Planning Act, Council may pass a Zoning By-law which identifies the use of land, but places limitation on the development of the land until certain conditions have been met and the holding symbol is removed by amendment to the By-law, in accordance with Section 36 of the Planning Act.

1.2 Location

The lands affected by this Amendment include all lands within the Township of South Algonquin

Part 2 – The Amendment

2.1 Preamble

2.1 All of this part of the document entitled “Part 2 – The Amendment” consisting of the attached text that constitutes Amendment No. 1 to the Official Plan for the Township of South Algonquin.

2.2 Details of the Amendment

2.2.1 Text Amendment

Section 12 of the Township of South Algonquin Official Plan is amended by adding a new Section 12.15 as set out below:

Section 12.15 - Holding Provisions

12.15.1 In accordance with Planning Act, Council may pass a Zoning By-law which establishes a use of land, but places a Hold or limitation on the actual development of the lands until a later date when conditions have been satisfied.

12.15.2 The objective of using a Holding Provision is generally to ensure that one or more of the following objective are met:

- a) Consideration is given to a site’s location, areas of archaeological potential, physical features, known or suspected soil contamination, environmental sensitivity, appropriate servicing, adjacent land uses, school capacity and relationship to roads, traffic impacts, road intersection and watercourses;
- b) Elements of site plan approval are addressed;
- c) The appropriate phasing of development occurs;
- d) Development does not proceed until services and utilities are available to service the development; and,
- e) Agreements respecting servicing of the proposed development are entered into.

12.15.3 Council, at, any time, may designate any zone or part of a zone as a Holding Zone by placing an “H” in conjunction with the zone symbol in order to meet one or more of the above-mentioned objectives. During the period, when a Holding Zone is in place, uses permitted on the affected lands are generally limited to existing uses as specified in the By-law.

12.15.4 Notwithstanding the above, a Holding Zone may also be utilized to restrict the expansion of existing uses and, where appropriate, a

restricted number of uses may be permitted within an area subject to holding provisions for reasons related to servicing or phasing

2.3 Implementation

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

2.4 Interpretation

The provisions of the Official Plan as amended from time to time, shall apply in regard to this Amendment.

Part 3 – Appendix

Consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual amendment.

The following reports have been completed in support of this application:

- 3.1 MHBC Planning Memo dated September 26, 2017.