

# **Bonfield Township Official Plan and Zoning By-law Review Special Council Meeting**

Presented by: David Welwood & Marilyn Cameron  
Date: February 15, 2023  
JLR No.: 31585

# Our agenda

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1. What is planning?
2. What is Ontario's planning framework?
3. What are Bonfield's Official Plan and Zoning By-laws?
4. What is the scope of the review?
5. What is the schedule for the review?
6. How can residents and stakeholders get involved?

# 1. What is planning?

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- It is strategic and operational:
  - Set goals for growth and development
  - Provides tools to manage change
- Balances interests:
  - Economic, environmental and social
  - Provincial and local
  - Individual and the public interest
- It helps decide where:
  - homes and industry should be built
  - parks and schools should be located
  - essential public services should be provided
- Managing land and resources
- It shapes and protects the ‘character’ of a municipality
- It influences outcomes (e.g., climate change, population health, fiscal health)

## 2. What is Ontario's planning framework?

Shall have regard to provincial interests

**Planning Act**

Shall be consistent with

**Provincial Policy Statement**

Shall conform or not conflict with

**Provincial Plans**

**Provincial**

**Municipal**

**Official Plan**

**Policy Plans**

Waterfront  
Management Plan

**Zoning**

Zoning By-law  
Holding By-laws  
Minor Variances

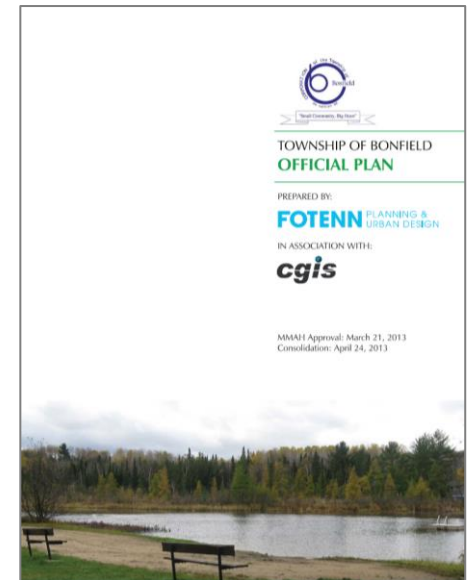
**Land Division**

Subdivision  
Condominiums  
Consents

### 3. What are Bonfield's Official Plan and Zoning By-law?

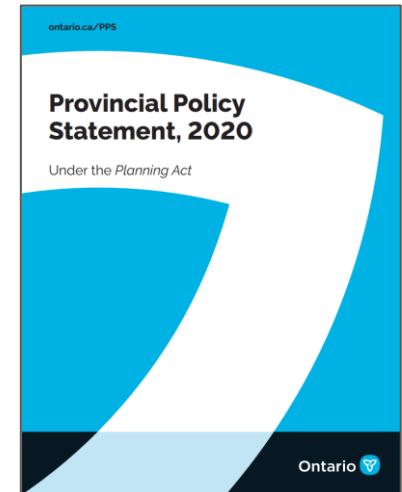
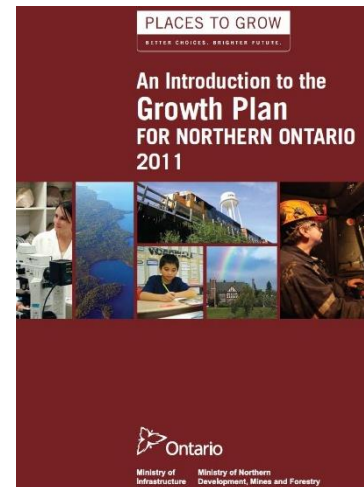
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- Official Plan and Zoning By-Law came into effect 2013
- Comprehensive policies include:
  - Directing growth to Hamlet Settlement Areas
  - Protecting agricultural and Rural Areas
  - Institutional and public uses
  - Utilities and public safety
  - Adequate and affordable housing
  - Recreation and waterfront access
  - Guidelines for development applications
  - Ensuring development is protected from potential hazards
  - Planning for waterfront development
  - Protecting natural heritage features and areas
  - Planning for mineral and aggregate development
  - Private servicing (water, sewage, disposal, utilities, etc.)
  - Interpreting and Implementing the Official Plan



## 4. What is the scope of the review?

- Having regard to matters of provincial interest;
- Consistency with the Provincial Policy Statement 2020;
- Conformity with the Growth Plan for Northern Ontario;
- Other matters as identified through the process;
- Provide new or updated policy for matters such as:
  - affordable and attainable housing
  - protecting agricultural lands
  - additional residential units
  - short-term rentals
  - climate change
  - servicing requirements
  - parkland dedication
  - cannabis
  - lakeshore development capacity
  - Indigenous peoples
  - Other matters as identified through the process.



## 5. What is the schedule for the review?

Tasks	Timing
Start Up Meeting & One Window Meeting	November 2022
Special Meeting of Council	February 15, 2023
Background Report & Digital Base Maps	February 2023
Background Review Meeting with PAC	March 7, 2023
Policy Options Meeting & Open House	March - April 2023
Draft OP and ZBL	May 2023
Early Consultation with MMAH & revisions to OP and ZBL	June - September 2023
Open House	September/October 2023
Finalized OP and ZBL	November 2023
Statutory Public Meeting and Adoption of OP	December 2023/January 2024
Submission to MMAH for approval	January 2024



## 6. How can residents and stakeholders get involved?

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### Key Principles:

1. Open and transparent
2. Build trust and confidence
3. Responsive
4. Iterative – close the loop
5. Meaningful
6. Build capacity, understanding and support
7. Well facilitated



## 6. How can residents and stakeholders get involved?

Inform, Consult, Involve, Collaborate, Empower!

Tools	Inform	Consult	Involve	Collaborate	Empower
Notices	●	●			
Web Updates	●	●			
Social Media Posts	●	●			
Stakeholder discussions	●	●	●		
Open House	●	●	●		
Workshops	●	●	●	●	
Staff Meetings	●	●	●	●	
Council Meetings	●	●	●	●	●



# Questions and Feedback

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# Thank you!

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