

City of Stratford

Official Plan Amendment No. 21

AMENDMENT NO. 21 TO THE OFFICIAL PLAN OF THE CITY OF STRATFORD

Section 1 – Title and Components

This amendment shall be referred to as Amendment No. 21 to the Official Plan of the City of Stratford. Sections 1 to 4 constitute background information and are not part of the formal Amendment. Section 5 constitutes the formally adopted Amendment to the Official Plan.

Section 2 – Purpose of the Amendment

The purpose of this amendment is to incorporate the recommendations of an Official Plan Review and Update carried out in 2012-2014. It also includes lands added to the City on January 1, 2015 in accordance with the Minister of Municipal Affairs and Housing Restructuring Order of December 2010.

Section 3 – Location

This amendment applies to all the lands in the City of Stratford including the lands annexed on January 1, 2015.

Section 4 – Basis of Amendment

The City of Stratford Official Plan was adopted by Council in January, 1993 and approved by the Ministry of Municipal Affairs in November, 1994. The Official Plan anticipates a planning horizon for the period extending through the year 2013. There have been 18 amendments to the Plan.

The proposed Comprehensive Official Plan amendment continues to make significant changes to the existing Official Plan, adopted by Council on January 23, 1993. It reflects new policies and regulatory initiatives, the 2014 Provincial Policy Statement and addresses emerging issues and trends for the time horizon of 2033.

The proposed comprehensive Official Plan amendment also addresses Section 26 of the Planning Act which requires an Official Plan review at a minimum of every five years. A particular focus is to ensure that the Official Plan conforms to provincial plans, or does not

conflict with them; has regard for matters of provincial interest; and is consistent with policy statements issued under the *Planning Act*.

Since the adoption of the City's Official Plan in January 1993 and its approval in 1994 by the Ministry of Municipal Affairs, there have been a number of important Provincial planning initiatives. Those relevant to the City of Stratford include the Provincial Policy Statement (PPS)(2005 and 2014) and amendments to the *Planning Act*, in particular *the Planning and Conservation Land Statute Amendment Act* and *the Strong Communities through Affordable Housing Act, 2011*.

The proposed comprehensive Official Plan amendment does not include a review of the City's commercial policies. Given the detailed analysis that has been undertaken by the City with respect to commercial development as reflected in Official Plan Amendment No. 10, and the recent nature of the approvals (2010), additional review was not considered appropriate or necessary. Also, the proposed comprehensive Official Plan amendment does not include the lands under consideration to be annexed into the City in 2016. The City does not have jurisdiction to conduct public consultation or adopt Official Plan policies over these lands. It is not recommended the Comprehensive Official Plan Amendment be deferred pending this matter being resolved.

The proposed comprehensive Official Plan Amendment builds on the consultation and data collection of Official Plan Amendment No. 21. Below is a summary of the Data Collection, Background Review and Consultation.

Stage 1: Data Collection and Background Review

At the initiation of the Comprehensive Official Plan Update, Council held a public meeting in March 2012 to discuss the revisions that might be required in accordance with Section 26 of the Planning Act. A Vision Workshop and a series of meetings with stakeholder groups were held in May 2012. The input received formed the basis for the development of a new Vision Statement and Guiding Principles.

Stage 1 of the Study involved a detailed review of all available background information including:

- Policy Review - a detailed analysis of Provincial policies and legislation;
- Demographic and Economic Profile - a review of housing and economic data;
- Intensification Analysis - an analysis to determine which areas need to be protected, including stable residential areas, and where intensification is appropriate;

- Affordable Housing - an analysis of the demand for affordable and special needs housing; and
- Cultural Heritage - a review of the status of the City's current approach to heritage and best practices elsewhere.

The results of this work were summarized in a background report, City of Stratford Official Plan Review and Update, Background & Future Directions Report, November 2012. The report was reviewed with the public in a workshop in December 2012, preceded by a series of meetings with stakeholders.

Stage 2: Policy Formulation

Stage 2 included a review of the input from Stage 1 as a basis for determining future preferred policy directions. Based on this review, the City of Stratford Official Plan Review and Update, Preferred Directions Report, (March 2013) was prepared and reviewed with Council on April 15, 2013. This report formed the basis for the preparation of a draft amendment to the existing Official Plan which was released in June 2013. In addition, Draft Urban Design and Landscape Guidelines were released. The Amendment and Guidelines were reviewed at a public workshop on June 20, 2013 preceded by meetings with stakeholders. The Plan amendment was also circulated to agencies. The public and commenting agencies had the summer and early fall of 2013 to review both documents and provide comments.

Stage 3: Draft Official Plan Amendment Refinement

The comments received on the draft Official Plan amendment and Guidelines were reviewed in detail and revised documents prepared. A statutory Open House and Public Meeting was held on February 11, 2014 and February 18, 2014 respectively. Comments on the Draft Official Plan Amendment and Guidelines were received and incorporated into the documents. On May 12, 2014 the Planning and Heritage Committee received the Comprehensive Official Plan Amendment (OPA No. 19) and Urban Design and Landscape Guidelines and recommended they be adopted by Council. On May 27, 2014 Council adopted the Official Plan Amendment No. 19.

The Ministry of Municipal Affairs and Housing and the Upper Thames River Conservation Authority provided comments on OPA 19 and their comments have been incorporated into this Amendment. Generally, their comments did not change the intent of the Council adopted policies. Ministry comments generally included definitions and policies required to be consistent with the 2014 Provincial Policy Statement and UTRCA revisions dealt primarily with updated hazard mapping. The Ministry of Municipal Affairs provided further comments on the draft Comprehensive Official Plan Amendment in September 2015.

On September 22 2015, a Public Open House was held on the proposed Comprehensive Official Plan Amendment and a Public Meeting was held on September 28, 2015.

Some of the key new policy directions which would be reflected in the Official Plan through the proposed Amendment include:

- Updated Vision and Guiding Principles;
- Detailed policies related to growth management including population and employment forecasts and housing mix targets; an intensification strategy, and policies related to industrial land conversion and City boundary expansions;
- Direction with respect to economic development;
- Expanded policies with respect to housing including the provision of housing options; integration of affordable housing in the housing market; and student housing;
- Updated policies for heritage conservation;
- Detailed direction with respect to land uses permitted in all land use designations;
- Additional direction on development in residential areas including policies for stable residential areas, new residential areas and high density residential areas;
- Establishment of a separate designation for the Factory District Area which allows conversion to alternative development;
- Establishment of a separate designation for the Cooper Site which permits public, institutional or public service uses, buildings and structures, provides that development shall be in accordance with a Master Plan prepared by the City, and indicates that the City will establish a process to determine the appropriate approach to commemorating the site including consultation with the community;
- Establishment of an Environment and Sustainability Strategy including policies for the protection of natural heritage features; flood and erosion prone areas; and water resources including policies which implement the Thames-Sydenham Source Protection Plan, as well as policies requiring separation distances and protection of lands adjacent to uses such as landfill sites and petroleum resources and establishing a sustainability strategy;
- Establishment of a Community Design Strategy which provides general direction with respect to the evaluation of community design.

- Updated policies with respect to community infrastructure including transportation, servicing, parks, cultural facilities, schools, community facilities and emergency services;
- Detailed policies with respect to development application review requirements, implementation and interpretation;
- New Agricultural Area policies; and
- Inclusion of lands annexed into the City in 2015.

Section 5 – The Amendment

The Official Plan of the City of Stratford is amended as follows:

1. By deleting all the text and tables of the Official Plan with the exception of those sections highlighted in yellow and green in Schedule 1 which is attached to and forms part of this amendment;
2. By deleting those words and phrases shown as struck out in Schedule 1 which is attached to and forms part of this amendment;
3. By adding the additional text and photographs in Schedule 1 which is attached to and forms part of this amendment, including Appendix I, Downtown Core Heritage Conservation District;
4. By deleting Schedule “A”, Tourism Areas & Landmarks, Schedule “C”, Flood & Erosion Prone Areas, Schedule “D”, Lands Adjacent to Railways, Landfill Sites & Sewage Treatment Plants Schedule “F”, Community Improvement Areas, Schedule “H”, Master Water Supply Plan, Schedule “I”, Master Sanitary Sewage Plan, Schedule “J”, Master Stormwater Drainage Plan and all other maps and figures in the Official Plan;
5. By amending Schedule “B”, General Land Use Plan to the Official Plan and replacing it with Schedule “A”, General Land Use Plan in Schedule 1 which is attached to and forms part of this amendment;
6. By adding Schedule “B”, Natural Heritage and Natural Hazards, and Schedule “C”, SPP Significant Threat Areas and Other Constraint Areas, in Schedule 1 which is attached to and forms part of this amendment;

7. By amending Schedule "G" General Transportation Plan to the Official Plan and replacing it with Schedule "D", Road Network Plan, in Schedule 1 which is attached to and forms part of this amendment; and,
8. By amending Schedule "E", Heritage Areas & Corridors, and replacing it with Schedule "E", Heritage Areas & Corridors in Schedule 1 which is attached to and forms part of this amendment.

Schedule 1
To Official Plan Amendment No. 21