



Unincorporated Townships of Gorham,
Ware, and Dawson Road Lots, Lots 1-20

Official Plan and Zoning By-Law Update Open House

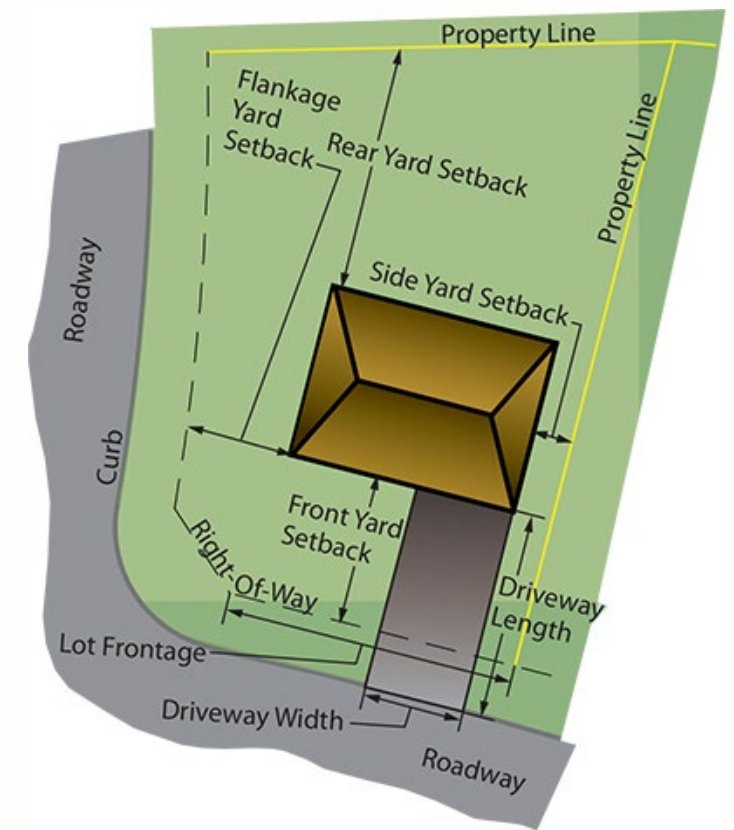
June 28, 2023

WHAT IS AN OFFICIAL PLAN?

- Is a document that establishes policies for how land should and will be used in the townships
- Is adopted by the Lakehead Rural Planning Board and approved by the Province
- Includes several opportunities for public input
- Deals with land use planning matters such as:
 - The location of housing, businesses, and industry
 - The phasing and shape of development (densities, infill, affordability)
 - Protection of provincial interests (wetlands, floodplains, heritage, etc.)

WHAT IS A ZONING BYLAW?

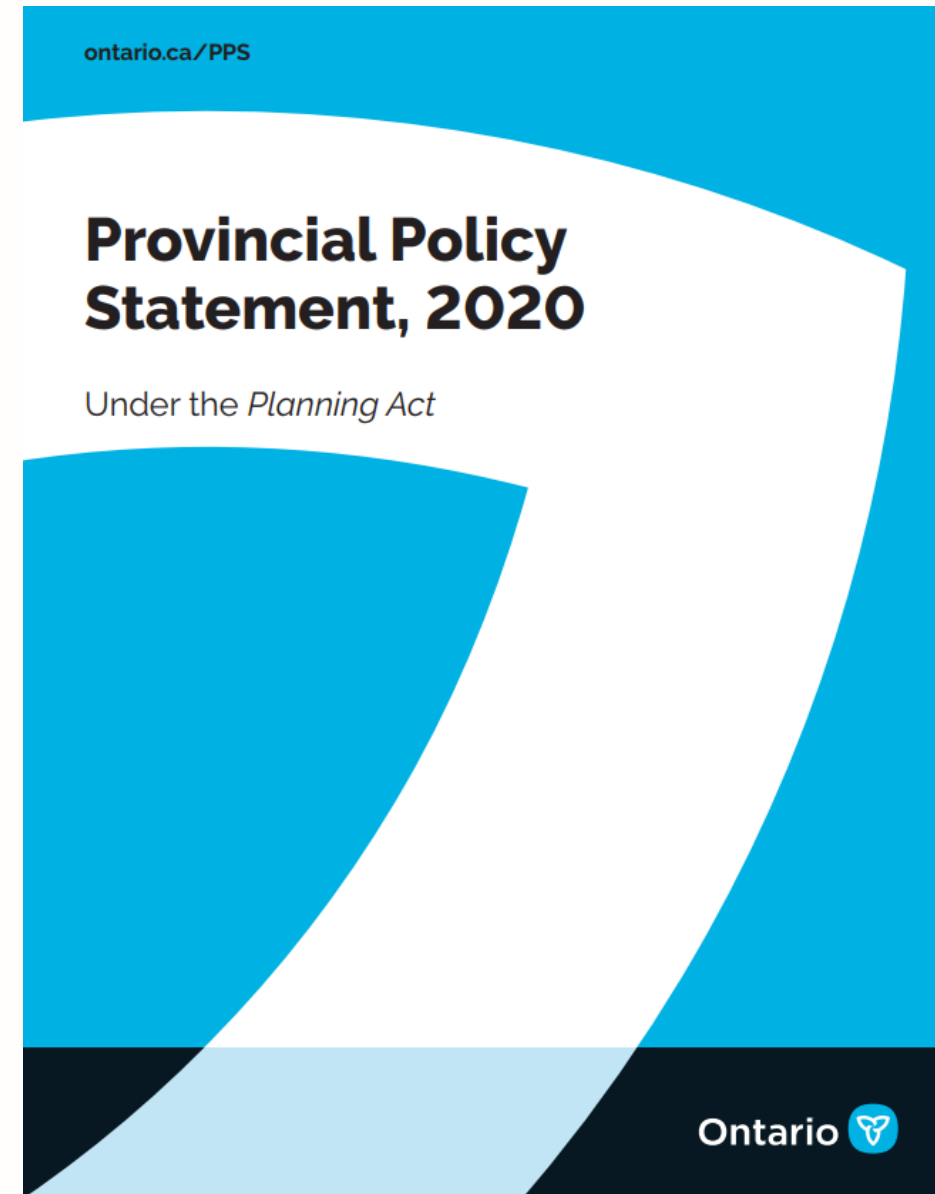
- is enabled by the Planning Act, s. 34
- is used to protect public interest by restricting use of land and location of buildings and structures
- implements the general policies set out in the Official Plan contains legally-enforceable requirements, and proposed development must comply to receive a letter of conformity
- specifies permitted uses, setbacks, parking and landscaping requirements



PROVINCIAL POLICY STATEMENT

Policy for Unincorporated Territory

- On rural lands located in territory without municipal organization, the focus of development activity shall be related to
 - the sustainable management or use of resources
 - resource-based recreational uses (including recreational dwellings)



REVIEW PROCESS AND PUBLIC PARTICIPATION

Tasks	Timing	Public Participation
Start Up Meeting & One Window Meeting	April 2023	
Background Report & Digital Base Maps	June 2023	*Submit written comments to lrpb@tbaytel.net
Policy Options Meeting & Open House	June 2023	*Respond to the posters around the room today or look for JLR Staff to answer questions
Draft Official Plan and Zoning By-law	September 2023	
Early Consultation with MMAH & revisions to Official Plan and Zoning By-law	September - November 2023	
Public Open House	December 2023	*Details to come!
Finalized Official Plan and Zoning By-law	January 2024	
Statutory Public Meeting and Adoption of Official Plan	February 2024	*Details to come!
Submission to MMAH for approval	February 2024	

PURPOSE OF TONIGHT'S MEETING

- To kick off the project in the Planning Area
- Gather public input related to land use planning
- Some questions to consider:
 - What makes the townships a great place?
 - What are the most important issues facing the townships?
 - What should the townships look like in 20 years?
 - What would you like to see addressed in the Official Plan and Zoning Bylaw?

Thank you!

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