

Township of Chisholm Official Plan Review

DRAFT Background and Directions Report



Platinum
member



Agenda

1. What is the Township of Chisholm Official Plan?

2. Project Status and Timeframe

3. Planning Context

4. Topics for OP review

5. Key Directions

6. Questions

What is the Township of Chisholm Official Plan

Official Plan of the Township of Chisholm



- Approved in 2013 (to be revised 10 years after adoption and every 5 years thereafter as per the *Planning Act* Section 26(1.1))
- Sets out how growth will occur in the Township and what will be protected
- Consists of 5 sections:
 - A. The Vision and Land Use Concept
 - B. Land Use Designations
 - C. General Environmental Policies
 - D. General Development Policies
 - E. Plan Implementation and Administration

Official Plan Review Project

Project Initiation

Client kick-off meeting
MMAH one window meeting
Detailed workplan and consultation strategy
Council presentation (open to public)

Background Studies

Technical review of current Official Plan
Review of background information and studies
Draft Background and Directions Report
Meet with Township staff to finalize Report
Council presentation
(WE ARE HERE)



Draft Official Plan

Draft Official Plan
Consult with Township staff for review of Plan
Consult with MMAH
Statutory public open house

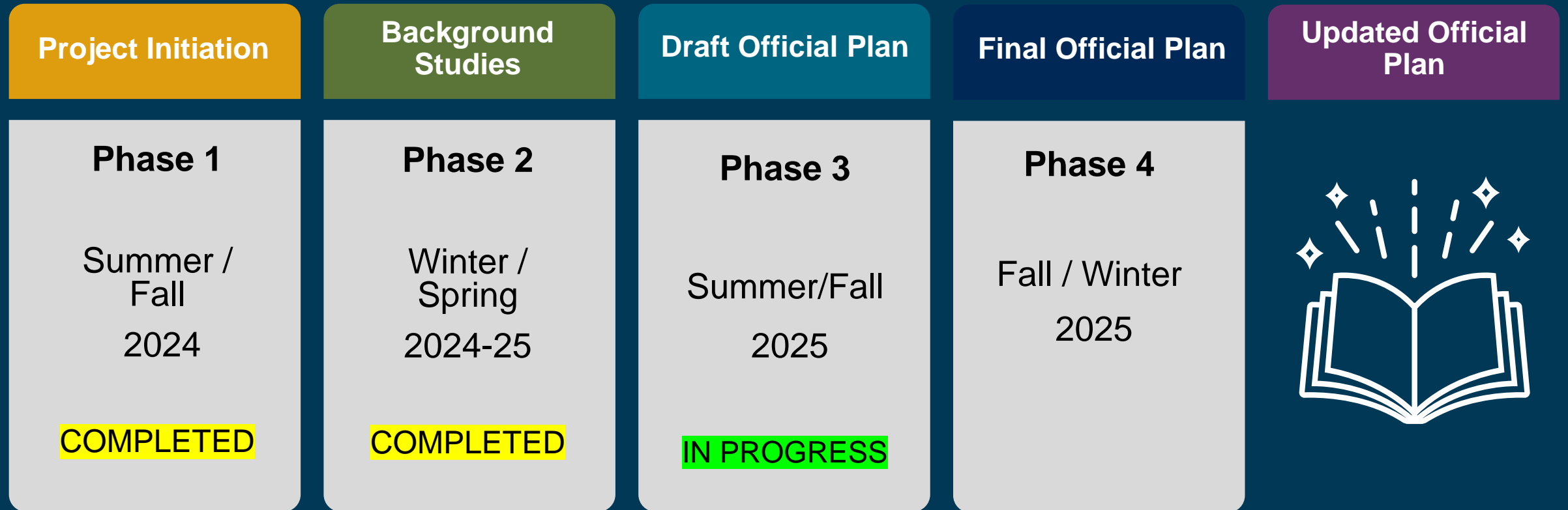
Final Official Plan

Incorporate public, agency, and stakeholder feedback
Prepare final Draft Official Plan
Statutory public meeting and Council adoption
Submit Final Official Plan to MMAH for approval
Project closeout

Updated Official Plan



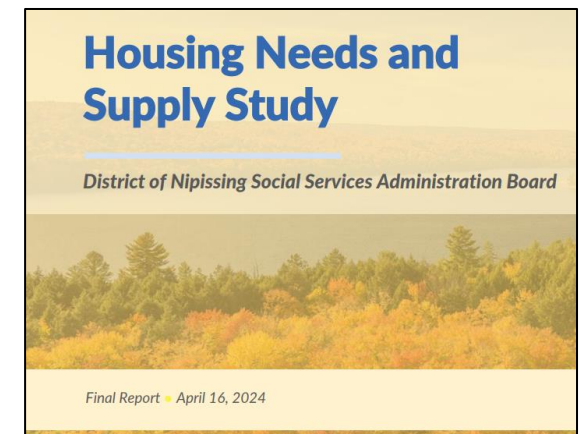
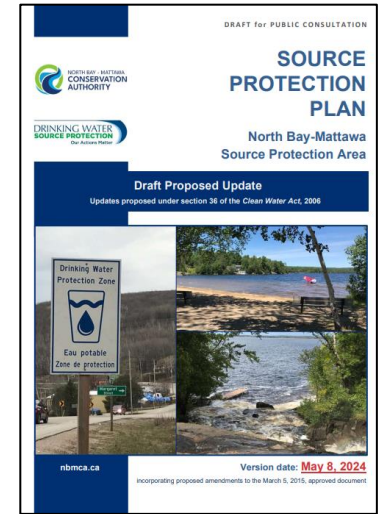
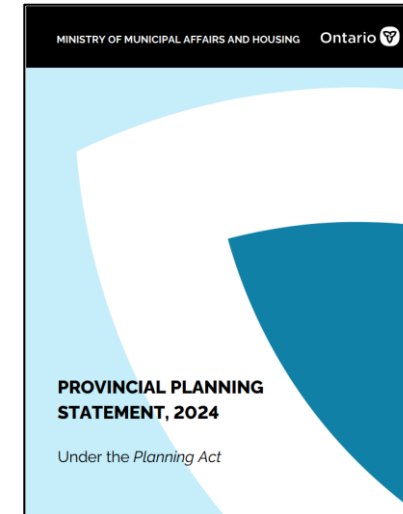
Schedule of the Official Plan Review



Background Materials

In this review:

- Provincial legislation (11 amendments to the *Planning Act* since 2013)
- Canada Census of Population Data
- New Provincial Planning Statement 2024
- Growth Plan for Northern Ontario
- Current Official Plan
- Other Township documents (i.e. Asset Management Plan, Road Needs Study, Multi Year Accessibility Plan)
- North Bay-Mattawa Source Protection Plan (Draft Update 2024)
- One Window Comments
- District of Nipissing Social Services Administration Board Housing Needs Study



Topics for policy review

1. Climate Change
2. Growth and Settlement
3. Housing
4. Economic Development and Employment
5. Rural Areas and Agricultural Areas
6. Protecting the Natural Environment
7. Cultural Heritage
8. Protecting Public Health and Safety
9. Additional Considerations

This presentation will only touch on key findings

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Climate Change



What We Learned

- Climate change is predicted to increase the average annual temperature and annual precipitation in Chisholm
- Provincial policy encourages municipalities to reduce green house gases and build community resilience to the impacts of a changing climate.
- The current OP has no climate change policies.

Climate Change



Recommended Directions

- The Township is required to include climate change policies in their Official Plan and acknowledge its threat to current and future populations
- Include policies which address energy conservation and renewable energy
- Encourage tree planting, use of native and non-native non-invasive species
- Require stormwater management to consider future flooding potential

Growth and Development

What We Learned

- Population is forecast to increase from 1,312 (2021) to **1,621 by 2051 (1.5% increase)**
- No municipal services or settlement area
- Sufficient vacant land exists to accommodate projected growth.
- Existing consent policies can be limiting and require a historic understanding of the property
- Proportion of commercial and industrial properties decreased between 2013 and 2024 but proportion of farmland increased

Recommended Directions

- Consider “resetting” the date for consent policies to permit severances on existing rural lots (not prime agricultural lands) subject to provisions
- Update policies to stimulate economic growth including tourist commercial and agriculture



Housing

What We Learned

- PPS permits two additional residential units on prime-agricultural properties, where a residential dwelling is permitted, subject to specific criteria
- PPS directs municipalities to establish minimum targets for affordable and attainable housing
- There is a provincial need for more housing and a need to permit a greater variety of housing types and sizes

Recommended Directions

- Permit 2 Additional Residential Units (ARU) on a lot in a prime agricultural area (subject to PPS criteria)
- Consider permitting ARUs in the Rural Area Include policies for affordable and attainable housing targets.
- Encourage green infrastructure and renewable energy in housing.



Credit: Bruce County

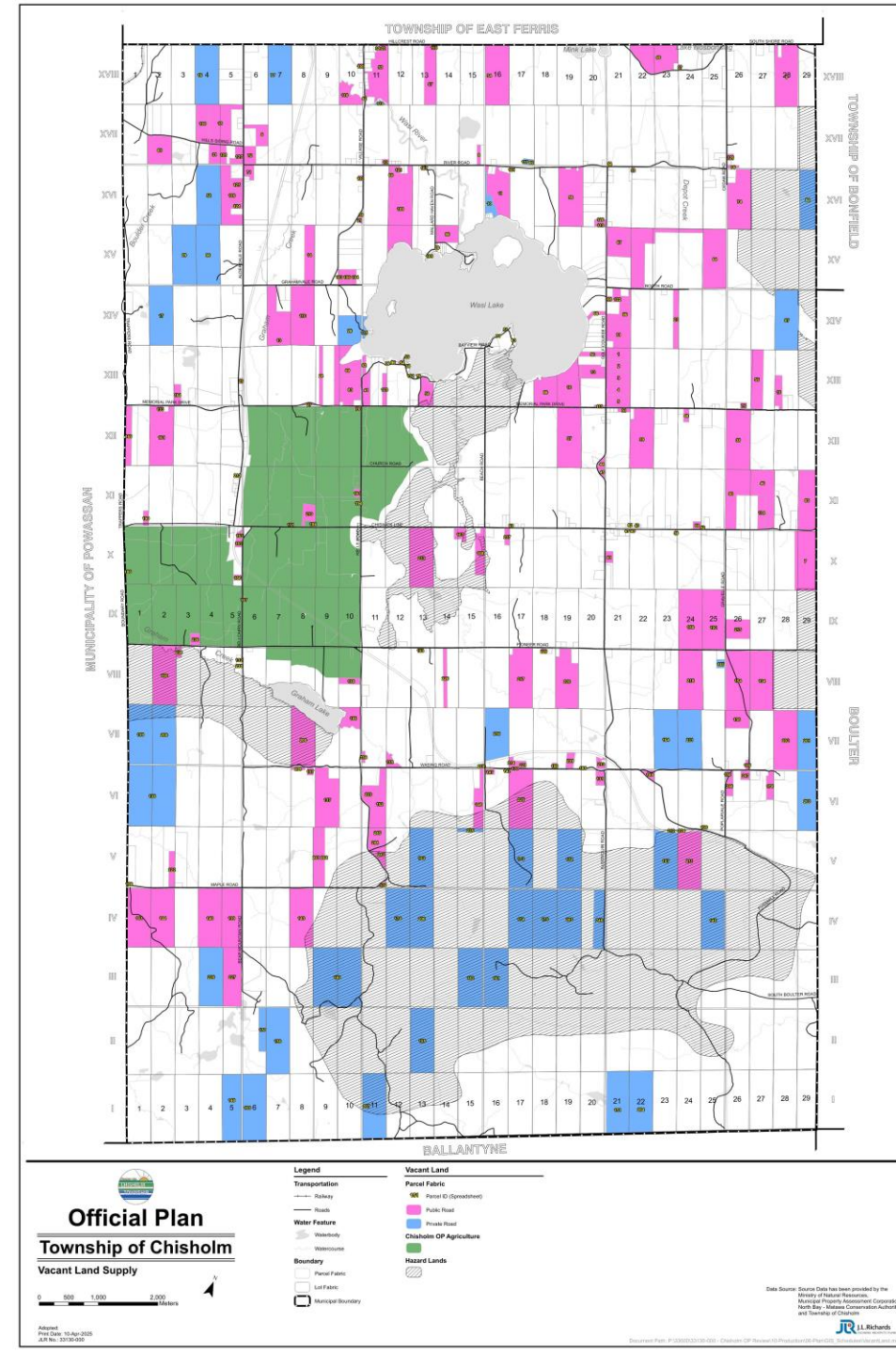
Rural and Agricultural Area

What We Learned

- Prime Agricultural lands are limited to ag uses, ag-related uses and on-farm diversified uses (PPS)
- PPS introduced on-farm diversified uses
- PPS permits 2 ARU on an prime ag lot(subject to provisions)
- Current lot creation policies are generally consistent with PPS

Recommended Directions

- Update Ag-related uses policies and on-farm diversified uses
- Update language to support “agricultural system” approach
- Update policies to reflect repeal of *Green Energy Act*



Protecting the Natural Environment

What We Learned

- The natural environment is important to Chisholm's identity
- Wasi wetland is Provincially Significant
- Graham Lake and Genesee moraines are ANSI's
- Wasi Lake is "at capacity"
- Current policies generally reflect the PPS
- Chisholm is subject to the NBMCA's Source Protection policies drinking water



Credit: Northern Ontario Travel

Protecting the Natural Environment

Recommended Directions

- Update OP Schedules to reflect changes to natural heritage features
- Update policies to support protection of natural features
- Required studies to assess ecological function for development
- Require setbacks of 30 m from watercourses that should remain naturally vegetated
- Review the NBMCA final Source Protection Plan (pending approval)



Credit: Northern Ontario Travel

Protecting Public Health and Safety

What We Learned

- Current OP has policies for Hazardous Land including floodplain, erosion and slope stability)
- Climate change is increasing extreme weather events
- PPS requires policy for hazard lands including prohibited uses (sensitive)
- Hazard Lands are not identified on an OP Schedule



Protecting Public Health and Safety

Recommend Directions

- Hazard Lands to be added to an OP Schedule (flooding, wildfire risk)
- Policy to prohibit sensitive uses in hazardous lands
- Safe access policies required to prohibit development (flood events)
- Policy guidance for floodproofing standards in development
- Policy to consider climate change hazards
- Require a Record of Site Condition before development on potentially contaminated lands



Additional Considerations

- Provincial legislative or policy updates related to:
 - Parkland dedication and cash-in-lieu
 - Wildland fire risk
 - Heritage buildings and areas
 - Site plan control
 - Matters of provincial interest
- Truth and Reconciliation Commission calls municipalities to action for land use practices which recognize the value of **indigenous knowledge for land stewardship**





Next Steps

- Draft Official Plan based on feedback received
- Send draft documents for staff and Ministry review (90 day review)
- Two opportunities for public review:
 - Statutory Open House : TBD Summer/Fall 2025
 - Statutory Public Meeting: TBD Winter 2025

Have Questions or Comments?

Reach out to the Township at info@chisholm.ca or JLR Planners!

Thank you!

Questions? Comments?



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