

Official Plan Update

Municipality of
Lambton Shores

- Council Update November 2023



Agenda

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Official Plan Update Process to Date

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Next Steps

Official Plan Update Process to Date

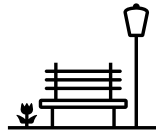


Summary of Community Survey

- Online and hard-copy survey live from September 2022 to January 2023
- Total of 250 Respondents



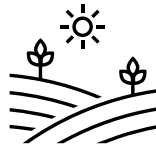
A word cloud of survey responses. The most prominent word is 'beach'. Other words include: small town atmosphere, rivers, living near, natural beauty, outside, love, natural, close water, access Lake Huron, home, Quiet, Access, friendly people, enjoy, closeness water, close, lake, nature, opportunities, Rural, Small, Boating, beach, Living area, Grand Bend, Proximity lake, community city Lake Huron, forests, small town feel, trails, beautiful surroundings, Small town, sense community, small town living, Used small town, outdoor activity, natural environment.



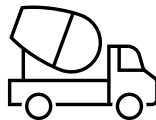
Recreational opportunities/facilities



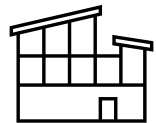
Walkability/community connection



Waterfront and amenities



Small town feel



Natural environment

Summary of Background Report

Major Updates

- Housing Needs
- Community Design
- Local Economy
- Enhance Farm Viability
- Short-Term Vacation Rental Units
- Green Energy
- Cannabis Growing
- Natural Heritage System
- Flexibility in Administering the Plan
- Ongoing Legislative Changes (Bill 97, Bill 23, Bill 109)

Planning for Growth

- Creates a 25-year community plan.
- Confirms the importance of the Commercial and Employment areas.
- Supports agriculture and farmers.
- Creates opportunities for focused community growth.

Projected 2031 County Population	2021 Census Population
9,307 to 11,595	11,876

Housing

Broadens housing choices to support continued residential growth.

Supports residential development in Lambton Shores

Open lands within Urban Areas for new housing

Commits to the provision of affordable housing

Includes policies for additional dwelling units



Community Design

Site Design – Building, Streetscape, Landscaping

Safety

Access, Circulation & Parking

Neighborhood Design

Downtowns Commercial Areas, Residential Areas, Mixed Commercial/Industrial Areas



Local Economy



Provides additional policies that support the commercial areas.



Planning for more jobs in Settlement Areas.



Updated transportation policies to support economic growth.



Provides policies that support identified employment sectors with growth opportunities.



Enhance Farm Viability

The minimum required size for farms is 40 hectares.

Update criteria for agriculture-related and on-farm diversified uses for consistency with Provincial Policy and guidelines.

Provide detailed policies regarding the implementation of MDS. MDS I setbacks are required for residential lot creation.



(Source: Google Earth)

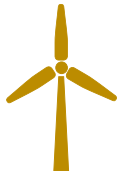
Green Energy



Requires a rezoning for all green energy projects.



Decision making on green energy is with Municipal Council.



Focus on mitigating land use compatibility concerns.

(Source: Google Images)



Cannabis Growing

Permits indoor cannabis growing in Industrial Areas subject to Zoning By-law Amendment or Site Plan approval.

Permits cannabis growing within greenhouses subject to Site Plan Approval.

Policies on how cannabis growing facilities will be reviewed.



Natural Heritage System

GROUP A

- provincially significant wetlands
- provincially significant coastal wetlands
- locally significant wetlands
- locally significant coastal wetlands
- habitat of endangered species and threatened species
- fish habitat

GROUP B

- lands adjacent to Group A features and adjacent to certain Group B features
- significant woodlands
- significant valleylands
- significant wildlife habitat
- provincially significant areas of natural and scientific interest (ANSIs)
- regionally significant ANSIs

GROUP C

- lands adjacent to other Group B features
- primary corridors
- linkage features
- highly vulnerable aquifers
- significant groundwater recharge areas
- other surface water features
- woodlots other than significant woodlands
- other significant natural areas

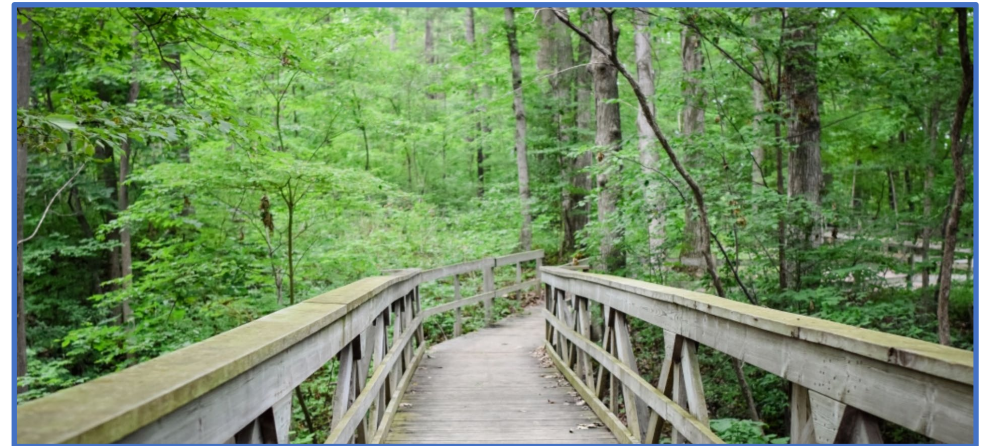
Natural Heritage System

Significant policy updates provided to be consistent with the Provincial Policy Statement and the County Official Plan.

Policies to protect and improve Group A and B features and identify and protect Group C features.

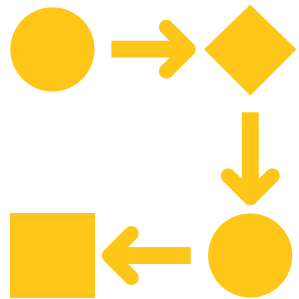
Development or site alteration within Group A features is not permitted, except in accordance with provincial and federal requirements.

Environmental Impact Study is required for development or site alteration within Group B features, including adjacent lands.



Source: Lambton Shores – Municipal Website

Flexibility in Administering the Plan

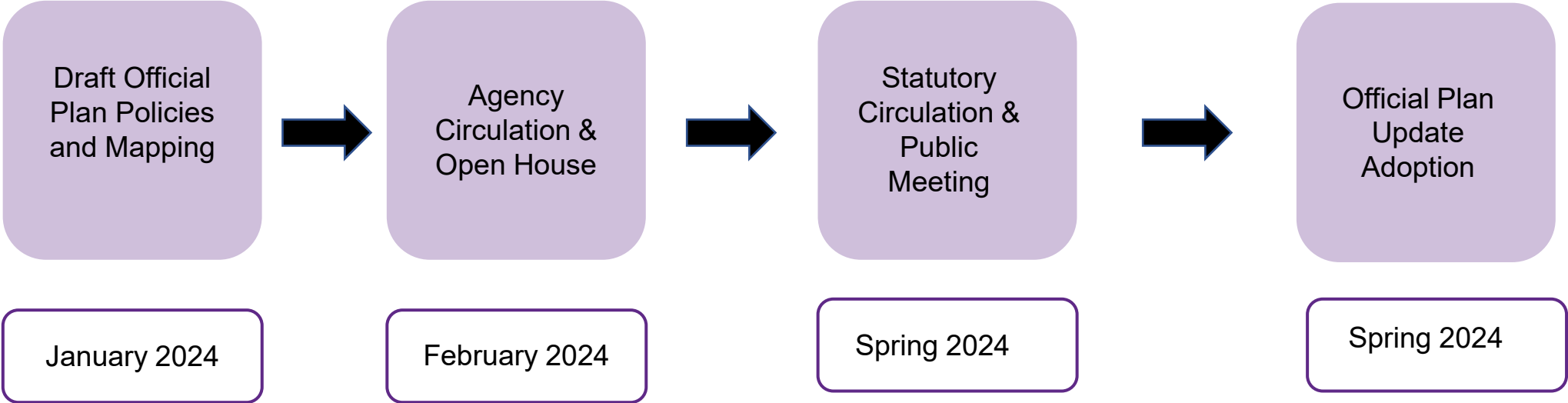


Provides flexibility in Application, Interpretation, and Updating of Plan



Achieves enhanced readability and understanding of Plan

Next Steps



- ✓ **Strong Foundation in Lambton Shores**
- ✓ **Builds on the Municipality's Vision and Community**
- ✓ **Plans for Housing and Jobs**