

In going through the restructuring process to extend the Town's boundaries by annexation, two new properties were brought under the planning and governance jurisdiction of the Town of Stratford. These two properties – a portion of PID 608141 and PID 814095 – were previously in an unincorporated area under provincial planning jurisdiction and have been subject to the Stratford Region Special Planning Area (SPA) rules under the *Planning Act* Subdivision and Development Regulations, section 63. The SPA regulations address subdivision and land use development in the rural areas directly adjacent to the major urban regions in the province. They were established to protect the rural agricultural areas from inappropriate urban scaled developments and as well as to prevent unsustainable unserviced suburban sprawl. The objectives of the SPA regulations are:

- to minimize the extent to which unserviced residential, commercial and industrial development may occur;
- to sustain the rural community by limiting future urban or suburban residential development and non-resource commercial and industrial development in order to minimize the loss of primary industry lands to non-resource land uses; and
- to minimize the potential for conflicts between resource uses and urban residential, commercial and industrial uses.

In annexing the above-mentioned properties, the amendments to this *Official Plan* and zoning amendments to the Development Bylaw have been prepared in conformance with these objectives.

Under subsection 63(10) of the *Planning Act* Subdivision and Development Regulations, municipalities with official plans may elect to take a different approach to meeting the three SPA objectives rather than implementing the standards set out in the remainder of section 63. This alternate approach is subject to the municipality following all required processes and meeting all standards under section 7 of the *Planning Act*, permitting no more than 5 unserviced residential lots from any parcel existing on July 9, 1994, and meeting reporting requirements.

Notwithstanding that the subsection (10) exemption provides the Town with some flexibility to address the principles and objectives behind the SPA, which in many cases align with the community values relating to rural character and vibrant agricultural sector, the proposed use of the properties involve becoming fully serviced as they are developed, or in the case of PID 814095, further developed, meeting the SPA objective of minimizing the extent to which unserviced residential, commercial or industrial development may occur. Likewise, the development of serviced development within the Town boundaries will continue to protect the rural community beyond the Town limits, serving to release some of the pressure for housing lots and commercial/industrial lands. The regulation of the use of these properties through a professional municipal planning system meets the third objective of addressing land use conflicts.”

The addition of the following immediately after subsection Objective 3h in section 11.2 in the Official Plan:

“i. Ensure the development of any parcels subject to the Stratford Region Special Planning Area (SPA) rules under the *Planning Act* Subdivision and Development Regulations, is considered in the context of the three objectives in subsection 63(3) of

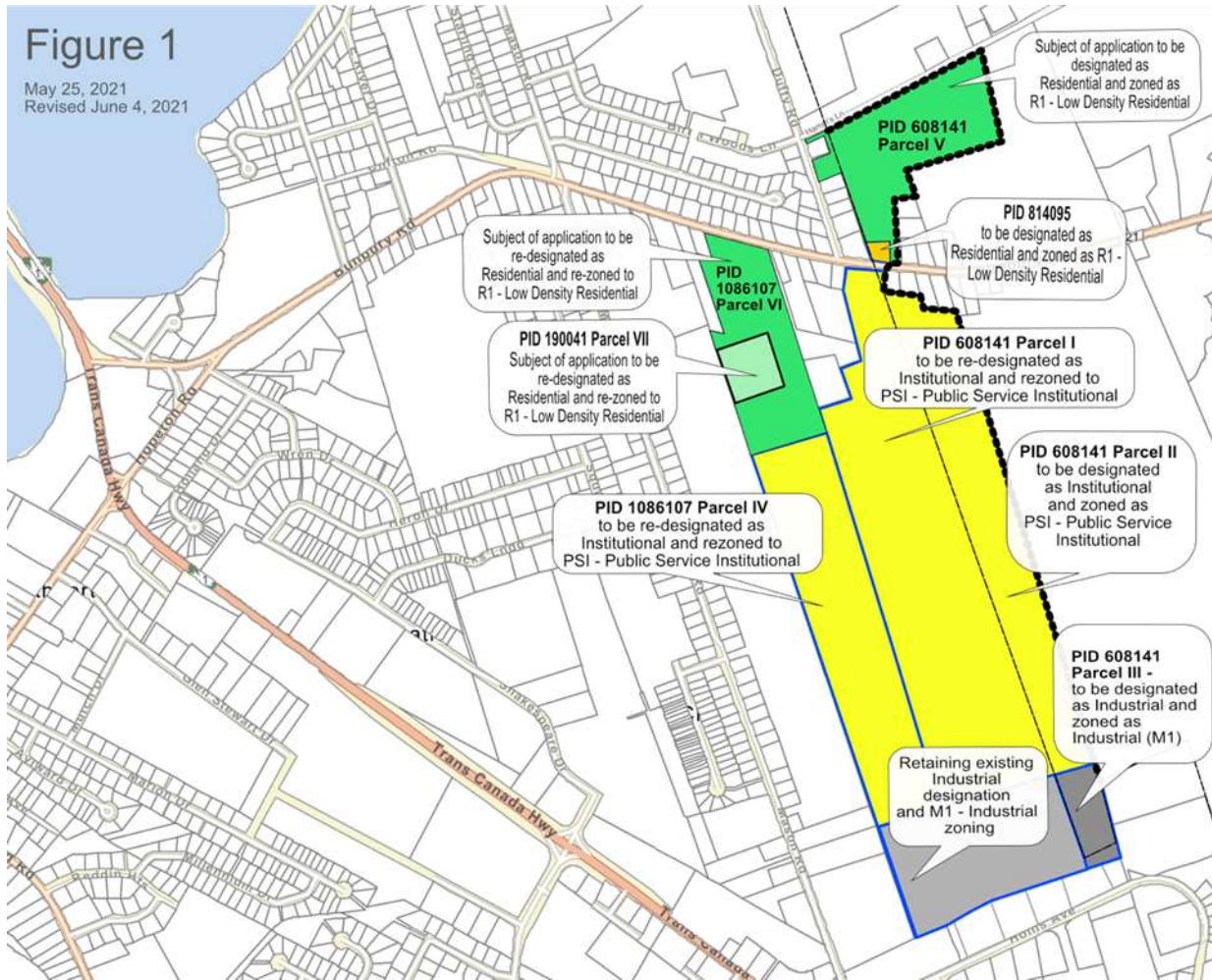
those regulations, minimizing unserviced development, protecting rural communities by minimizing the loss of primary industry lands to non-resource land uses, and minimizing land use conflicts.”

The Town of Stratford Official Plan (2014) Schedule B, General Land Use Map, is amended by the following:

1. The land use designation of PID 814095 on the Bunbury Road shall be Residential.
2. The land use designation of the portion of PID 608141 indicated as Parcel I on Figure 1 shall be Institutional, hereby excluding it from its former designation of Agricultural.
3. The land use designation of the portion of PID 608141 indicated as Parcel II on Figure 1 shall be Institutional.
4. The land use designation of the portion of PID 608141 indicated as Parcel III on Figure 1 shall be Industrial.
5. The land use designation of the portion of PID 1086107 indicated as Parcel IV on Figure 1 shall be Institutional, hereby excluding it from its former designation of Agricultural.
6. The land use designation of the portion of PID 608141 indicated as Parcel V on Figure 1 shall be Residential.
7. The land use designation of the portion of PID 1086107 indicated as Parcel VI on Figure 1 shall be Residential, hereby excluding it from its former designation of Agricultural.
8. The land use designation of PID 190041 indicated as Parcel VII on Figure 1 shall be Residential, hereby excluding it from its former designation of Agricultural.

Effective Date

The effective date of Official Plan Amendment OPA-001-21 is the date as signed below by the Minister of Agriculture and Land.



Council Approval:

Official Plan Amendment OPA-001-21 was approved by a majority of council members present at the Council meeting held on the _____ day of _____, 2021.

Signatures

Mayor (signature sealed)

Chief Administrative Officer (signature sealed)

Ministerial Approval

Official Plan Amendment OPA-001-21 is hereby approved.

Dated on this ____ day of _____, 20____

 Minister of Agriculture and Land

This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on July 5th, 2021.