

ATTACHMENT C

Existing Policies and Planning Considerations

Planning Act

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all County planning decisions shall have regard. The provincial interests that apply to development on this site are:

- (h) the orderly development of safe and healthy communities;
- (p) the appropriate location of growth and development.

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities. Section 21 permits amendments to Official Plans.

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario.

The PPS directs that settlement areas shall be the focus of growth and development. Employment areas are to be protected and preserved. The proposed gymnastics gym would be an added use within an employment area, and all existing employment uses would remain permitted as well. The subject application is consistent with the PPS./

Norfolk County Official Plan

The Norfolk County Official Plan (OP) provides the essential tool to direct future growth, development and change in the County and to create the community envisioned by Norfolk’s residents. This Plan responds to the uncertain nature of the future with clear and resilient principles and policies. It ensures that the planning framework and processes are clearly identified to ensure that Norfolk County remains a healthy, safe and successful community with a rich agricultural base and a strong economy, a diverse natural environment, and a great place to live.

The subject lands are currently designated Protected Industrial, which does not permit the proposed development. The proposed use is not industrial in nature, but does require a facility with high ceilings and a large open space, such as a warehouse. The

subject lands are located within close proximity to sensitive land uses, which would result in challenges establishing heavy industrial uses. The addition of a place of sports and recreation (gymnastics gym) is a reasonable use in this location. The existing industrial use permissions will remain in place, which will allow the lands to be used as such in the future should the gymnastics gym ever relocate.

The application conforms to the intent of the Official Plan.

Zoning By-law 1-Z-2014 and Proposed Amendment

The subject lands are currently zoned General Industrial (MG). The applicant proposes to amend the Zoning By-law by adding a special provision to allow a place of sports and recreation as a permitted use in the MG zone. "Place of sports and recreation" is defined in the Zoning By-law as "a place, building or part of a building where or wherein facilities are provided for sports and/or recreation which may include, without limitation, an arena, a curling rink, a skating rink, racquet sports, a gymnasium, a swimming pool, a tennis court, an indoor golf facility or a fitness facility." The proposed amendment will permit the gymnastics gym, along with a range of other sports and recreational activities, allowing for flexibility in the future.