

# PART 1

## INTRODUCTION

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### **1.1 PURPOSE OF THE PLAN**

The policies contained herein, together with any Land Use or other Schedule(s) and any Amendment(s), which are adopted and finalized pursuant to the Planning Act, constitute the Official Plan for the City of Sarnia.

The purpose of these policies are:

- to provide a planning policy framework for decision-making by the City and its Committees, and other public bodies;
- to serve as a guide for the public and the business community regarding the growth and development of the City; and
- to provide a local context for the application of Provincial and County planning policies.

The policies contained herein are established primarily to guide the physical development of the City while having regard to relevant social, economic and environmental matters.

## **1.2 EFFECT OF THE PLAN**

After this Official Plan is adopted and finalized pursuant to the Planning Act, no public or private work shall be undertaken and, except as provided for under the Planning Act no By-law shall be passed for any purpose that does not conform to the Plan.

## **1.3 BASIS OF THE PLAN**

While it is recognized that both the Province of Ontario and the County of Lambton have planning policies establishing the general planning policy context for growth and development at a Provincial and County scale, more detailed policies are necessary to reflect local circumstances, and long term goals and aspirations of the City of Sarnia.

## **1.4 GENERAL DEVELOPMENT CONCEPT**

The general development concept upon which this Plan is based is one that recognizes the historic land use patterns and development trends and builds upon these to promote efficient, cost-effective development and land use patterns which stimulate economic growth and protect the natural environment and public health.

## **1.5 GOALS OF THE PLAN**

### **1.5.1 Introduction**

The City of Sarnia plays a significant role in Lambton County. The City contains major heavy industrial development areas, extensive urban residential development, significant agricultural areas, heritage resources, natural resources, community and regional scale commercial areas, and a wide diversity of land uses reflective of the City's urban and rural setting.

With an existing population of approximately 73,000 the City has the largest number of households in Lambton County, and a settlement pattern offering a variety of residential lifestyles reflective of urban, suburban and rural environments.

The projected time frame for the Official Plan is approximately 20 years with a projected population in the City of 81,580 by the year 2021.

The City of Sarnia is an important component of Lambton County. The Plan recognizes this importance and intends to enhance the City's role within the County over the next 20 years.

The health, well being and quality of a community is influenced by its economic, social and physical circumstances. A Healthy Community strives to enhance each of these components or sectors and to provide a balance between them.

The Official Plan acknowledges the Healthy Community integrated approach to the social, economic and physical development of the community and provides the following goals to implement that approach.

### **1.5.2 Economic Goals**

1. A strong and diversified economic base with significant economic activity.
2. Enhancement of vocational advantages for economic development in the City, compatible with emerging regional growth patterns.
3. Sound transportation, utility and other infrastructure development to complement existing and potential economic growth.
4. A high degree of local employment opportunities to provide citizens with the choice of working in the City.
5. Enhanced commercial and other services to provide all citizens with the opportunity of obtaining the majority of their goods and services in the City.
6. An attractive and healthy downtown with a strong waterfront connection focused on tourism, specialty retailing, entertainment, offices and residential uses.

### **1.5.3 Social Goals**

1. Maintenance and enhancement of the quality of life associated with self realization of community and individual needs and aspirations.
2. A satisfactory level of health care, educational, cultural, leisure, recreational, and other social and institutional services.
3. An acceptable range of choice in urban settlement locations and lifestyles.
4. Development of a diversified community to accommodate a range of household types.
5. Provision of a range of high quality and affordable housing accommodation in suitable locations, in addition to the predominant single family housing stock.
6. Preservation of built heritage resources.

## **1.5.4 Physical Goals**

### **1.5.4.1 Environmental**

1. Protection and enhancement of environmentally significant and sensitive areas in the City.
2. Appropriate development of renewable and non-renewable natural resources sensitive to the human settlement pattern and environmental quality.
3. An attractive and functional man-made environment in harmony with community desires and with a minimum of land and resource use conflicts.
4. Preservation of a natural environment compatible with human settlement.
5. Minimization of air, land, water, noise pollution, and the generation of waste.
6. Encouragement of sustainable development and pollution prevention.

### **1.5.4.2 Form Of Human Settlement**

1. A diversified, self reliant City development pattern capitalizing on the advantages inherent in the City location within Lambton County.
2. Development of cohesive, compatible and beneficial urban components including the following:
  - a) two urban areas within fully serviced urban development can occur at appropriate urban densities separated by a corridor of suburban residential development along the Lake Huron shoreline;
  - b) a range of land uses in suitable locations, including but not limited to infill suburban development;
  - c) a wide range of commercial, industrial, institutional, recreation and parks development compatible with and supportive of the human settlement pattern; and
  - d) heavy industrial concentrations in the Vidal Street, Plank Road and Highway 40 industrial areas.
3. A strong and diversified agricultural land base.
4. Preservation of future urban expansion areas, natural conservation areas, resources, and significant lake and river shorelands in accordance with their existing use and long term potential.
5. Transportation system and utility service development compatible with and supportive of the desired municipal development pattern with due consideration for environmental constraints.