



Township of Essa Official Plan Review

Overview of Land Use Planning and the
Official Plan Review Process

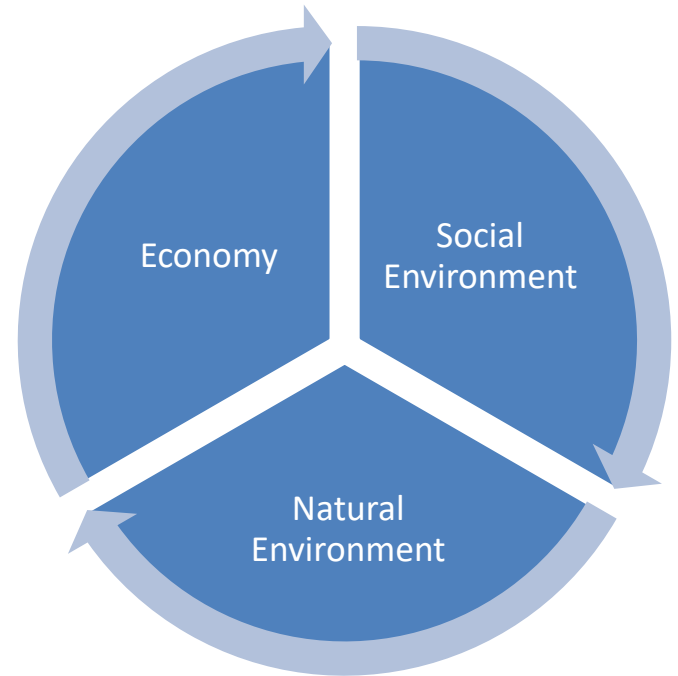


Official Plan Overview

- The Official Plan (“OP”) is the primary tool for implementing the Township’s goals and objectives.
- The OP guides all land use and planning development in the Township of Essa for the next 20 years.
- Current Township OP was approved in 2001 and has been subject to several amendments.

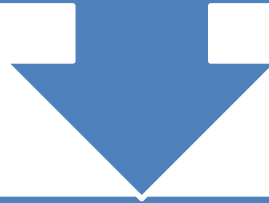
Importance of Land Use Planning

- Protect community values:
 - Rural & Community Character
 - Agricultural Resources
 - Lifestyle
 - Natural Environment
 - Economy
- Long term strategy for success of the Municipality
- Planning is about recognizing the public interest and effectively managing change



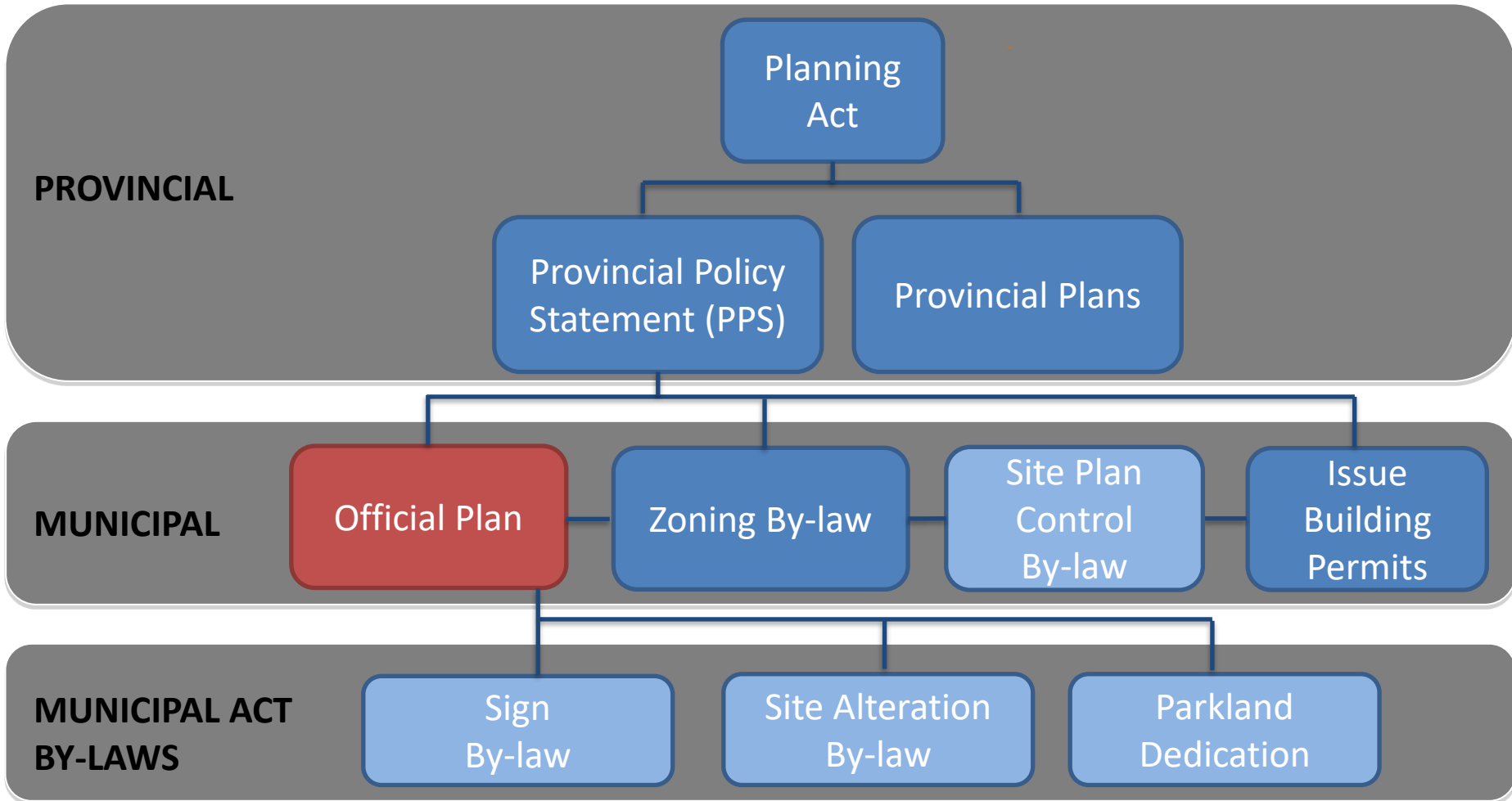
The Planning Framework

Provincial Legislation and Policy
(Acts, Statements, and Plans)



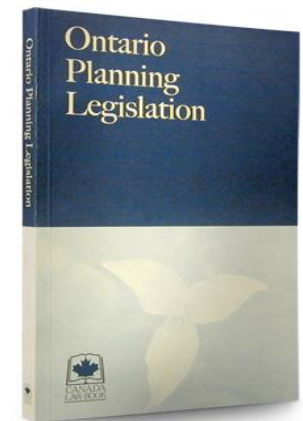
Municipal Policy and Legislation
(Official Plans and Zoning By-laws)

Planning Hierarchy



Planning Act

- The Planning Act R.S.O. 1990 is the enabling legislation to control land use and land division in Ontario
- The Act enables the province to create plans and policies
- Establishes processes for municipalities to implement planning policy
- Mandates a duty to consult
- Regulations under the Planning Act set out specific requirements for different aspects of land use planning:
 - public consultation and appeals
 - planning process time periods
 - official plans and zoning by-laws
 - holding by-laws and interim control by-laws
 - plans of subdivision, variances, and consents
 - site plan control
 - enforcement



Provincial Planning

- Provincial legislation and policy are the framework upon which local planning is based on.
- Decisions at the municipal level must:
 - Have regard to matters of provincial interest
 - Be consistent with provincial policy statements
 - Conform to provincial plans

Provincial Policy Statement



Decisions on land use planning matters “shall be consistent with” the PPS.

- Provides policy direction on matters relating to municipal planning that are of provincial interest.
- The Provincial Policy Statement (PPS) sets the policy foundation for regulating the development and use of land.
- The PPS recognizes complex inter-relationships among economic, environmental and social factors in planning and embodies good planning principles.
- **Main Themes:**
 - Building Strong Communities
 - Wise Management of Resources
 - Protecting Public Health and Safety

Growth Plan



The Growth Plan for the Greater Golden Horseshoe is released under the Places to Grow Act, 2005 and was last updated in 2020

- The Growth Plan for the Greater Golden Horseshoe seeks to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.
- **Main Themes:**
 - Complete Communities
 - Economic & Employment Opportunities
 - Housing
 - Infrastructure & Public Service Facilities
 - Natural Environment, Cultural Heritage & Agriculture

Other Provincial Acts

- Numerous other Acts also play a role in planning policy and practice in Ontario:
 - Municipal Act
 - Ontario Heritage Act
 - Building Code Act
 - Green Energy Act
 - Condominium Act
 - Accessibility for Ontarians with Disabilities Act
 - Aggregate Resources Act
 - Conservation Authorities Act
 - Environmental Assessment Act and Environmental Protection Act
 - Clean Water Act
 - Funeral, Crematorium and Burial Act

And more...

Municipal Planning

- Municipality implements provincial and local planning policy and legislation through:
 - Official Plans
 - Zoning By-laws
 - Land Division – Consent
 - Site Plan Control
 - Minor Variance

Official Plan Update

- The *Planning Act* legislates that municipalities update their Official Plan to ensure that it:
 - Conforms with provincial plans
 - Has regard to matters of provincial interest
 - Is consistent with provincial policy statements
- Township wide initiative

Official Plan

- Adopted by Council on April 19, 2000, approved by County on November 28, 2000
- Section 26 of the Planning Act requires the Official Plan be revised to ensure it:
 - Has regard to matters of provincial interest
 - Conforms with provincial plans (Growth Plan 2020)
 - Is consistent with the Provincial Policy Statement (PPS 2020)

Official Plan (OP)
= Policy Direction

Official Plan

- The Official Plan forms the foundation for decision makers in protecting the environment, and guiding future development, public works, and capital investment
- Council decisions must conform to the Official Plan (parks and public works investments, land use planning applications)

Official Plan (OP)
= Policy Direction

Current Township OP Structure

- Goals & Objectives
- Growth Management Strategy
- Land Use Designations & Policies
- Transportation Policies
- Servicing Policies
- Consents
- General Development Policies
- Implementation

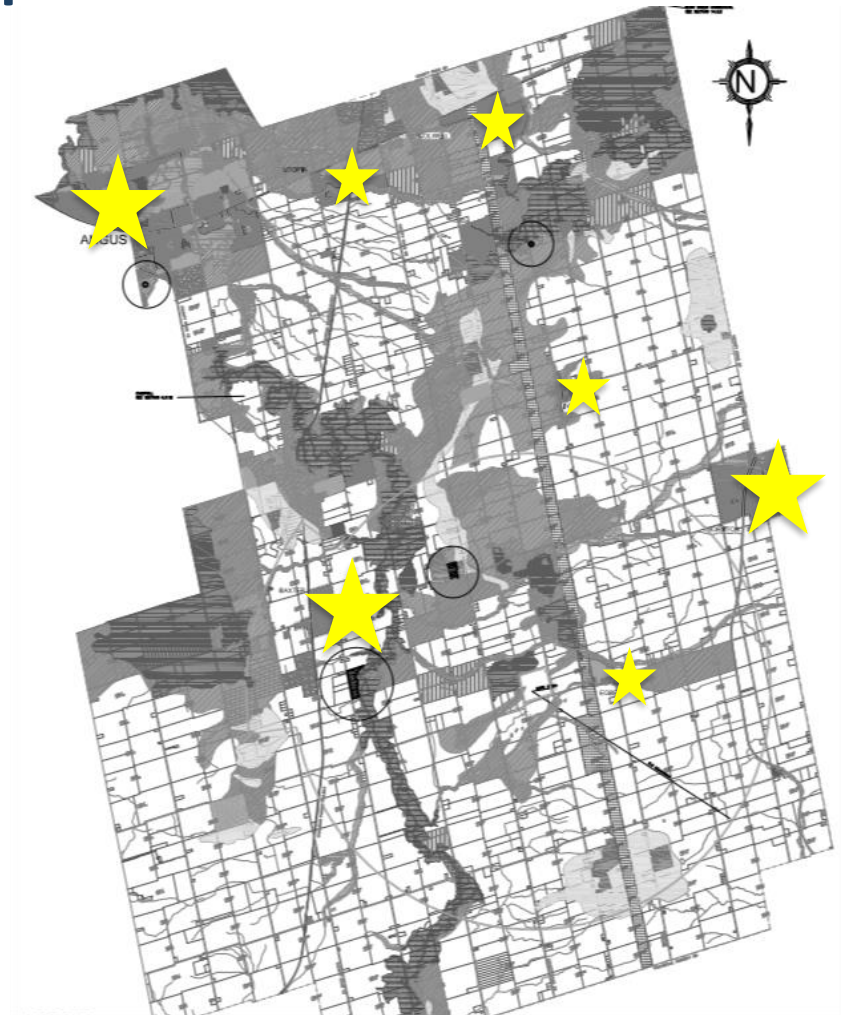
Official Plan vs. Strategic Plan

- Governed by provincial legislation
- Regulates land use and development
- Required to conform to provincial policies and plans
- Not a legislated document
- Provides high level direction and vision for a Municipality
- Endorsed by Council

Settlement Areas within the Township of Essa

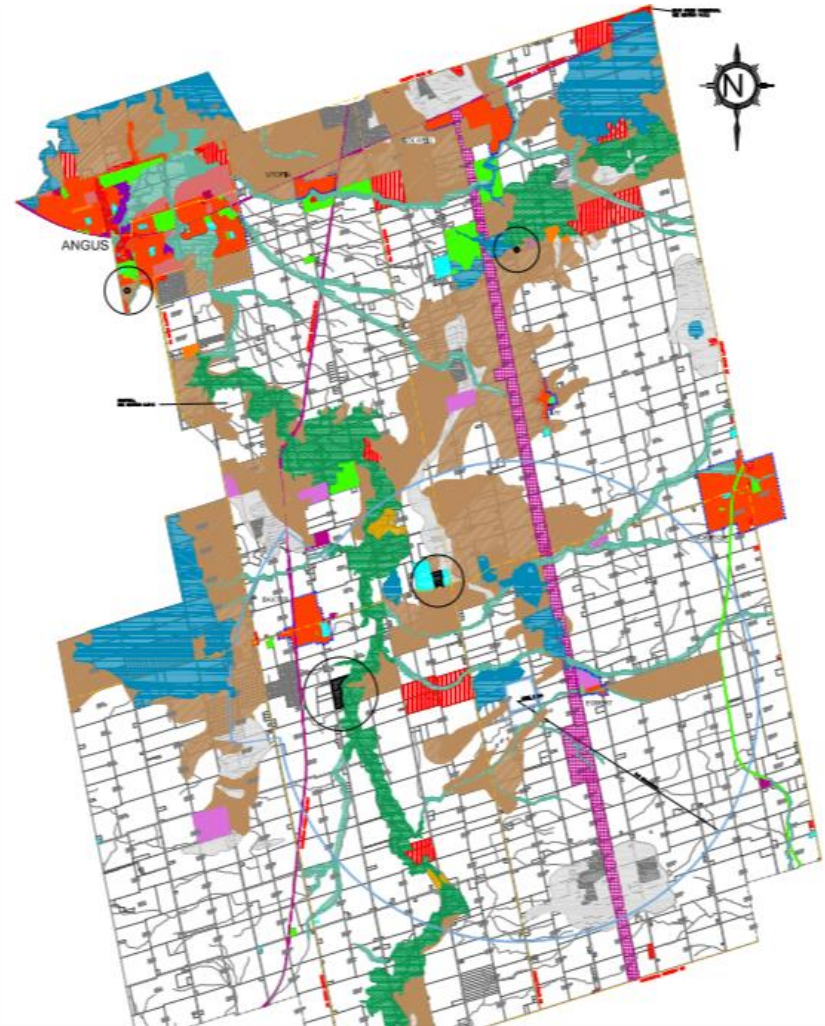
- Angus
- Thornton
- Baxter

- Utopia
- Ivy
- Colwell



Rural Areas within the Township of Essa

- Large Agricultural and Rural land base
- Typical Rural Area Designations
 - Rural
 - Agricultural
 - Environmental & Open Space
 - Aggregate Potential
 - Extractive Industrial
 - Waste Disposal



Lifestyle Considerations

- Rural character
- Agricultural importance
- Proximity to larger municipalities
- Natural heritage & recreation
- Growing Settlement Areas



Opportunities in Essa

- The OP Update will consider:
 - Appropriateness of currently designated lands
 - Scale and appropriateness of growth
 - Source water protection policies
 - Policies for additional residential units
 - Better definition of flood policies and mapping
 - Secondary plan policies for each Settlement Area
 - Policies for agricultural related-uses and on-farm diversified uses
 - Urban design policies