



## TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** PD048-16  
**DATE:** July 6, 2016  
**TO:** Committee of the Whole  
**FROM:** Colleen Healey, Manager of Planning & Development  
**SUBJECT:** Essa Official Plan Update

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### RECOMMENDATION

That Staff Report PD048-16 be received for information purposes.

### BACKGROUND

The Simcoe County Official Plan (SCOP) is almost entirely approved. Refer to the last update from County Staff to the County's Corporate Services Committee (attached). Note that the OMB further approved the SCOP last Monday, July 20, 2016. Following discussion with the County Planner responsible for the SCOP, it is now considered appropriate to proceed with the update to the Township's Official Plan (OP).

Since the preparation of the last Township OP, the following has occurred;

- The passage of the Places to Grow Act;
- The passage of the Growth Plan for the Greater Golden Horseshoe and the subsequent amendment addressing the Simcoe Sub area;
- The commissioning and receipt of the Angus Flood Study and Floodplain Planning Review;
- The preparation of the Township Residential Growth Strategy released in October 2013;
- The release of 2 new Provincial Policy Statements; and
- The County has put into place a new OP.

### COMMENTS AND CONSIDERATIONS

The Township's OP consultant, Ron Watkin of Ainley Group, has suggested the following work plan:

1. Review the approvals issued by the OMB and their affect on the County Official Plan Policies.

2. Incorporate the recommendations of the Township's Growth Strategy, Floodplain Review and Second Unit Review into the Township's Official Plan.
3. Ensure that the Policies of the Township's Official Plan are in conformity with Provincial Policy (i.e. Growth Plan, Provincial Policy Statement).
4. Ensure that the Policies of the Township's Official Plan are in conformity with the County Official Plan policies.
5. To determine the implications of the sections of the County Plan which are not approved and to review any studies undertaken by the County such as the Employment Needs Study.
6. Review the letters received respecting the Official Plan from Township residents and respond accordingly, including the comments of neighbourhood and community organizations.
7. Review and revise the Township's Official Plan schedules.

### **FINANCIAL IMPACT**

The Township has budgeted \$25,000 for this project with 90% to be funded from development charges.

### **SUMMARY/OPTIONS**

Council may:

1. Take no further action.
2. Accept the proposed work plan.
3. Request a modification to the proposed work plan.

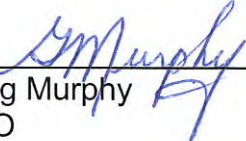
### **CONCLUSION**

Option #2 is recommended.

Respectfully submitted:

Reviewed by:

  
\_\_\_\_\_  
Colleen Healey  
Manager of Planning & Development

  
\_\_\_\_\_  
Greg Murphy  
CAO

Attachments:  
County Committee of the Whole Report



## COUNTY OF SIMCOE



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**To:** COMMITTEE OF THE WHOLE

**Section:** Consent - Corporate Services – Planning

**Item Number:** CCW 16-100

**Meeting Date:** March 8, 2016

**Subject:** Update on the County Official Plan Ontario Municipal Board Hearing Process

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### **Recommendation:**

THAT Item CCW 16-100, regarding an update on the County Official Plan Ontario Municipal Board Hearing Process, be received for information.

### **Executive Summary:**

The County of Simcoe Official Plan has been under appeal to the Ontario Municipal Board (OMB) for lack of decision since December 2009. The formal hearing process began in March 2013 with fourteen (14) pre-hearing conferences to date.

The County was successful in receiving partial approval of the Plan in April 2013. Since then various topics have been pursued either through experts' meetings and/or Board assisted mediation resulting in the approval of policies without the need for a hearing. This has now resulted in ninety-one percent (91%) of the County Official Plan being approved and in force.

Additional work on the remaining policies continued through the latter part of 2015 and into early 2016. This work is reflected in the approval of sixty-one (61) policies and sixteen (16) definitions through two recent Board decisions. The outstanding policies will be dealt with during an upcoming hearing in June.

### **Background/Analysis/Options:**

Since the last update to Committee in late September 2015, a number of policies and definitions of the County Official Plan have been approved through two separate Board orders. The Board orders are attached as Schedules 1 and 2 to this report.

Pre-hearing No. 14 was held on December 3, 2015 dealing with outstanding policies in sections addressing Agricultural, Aggregates, and Cultural Heritage. The following was approved by Board Order dated January 25, 2016:

**Phase 3b – Implementation**

Policy 4.11.4

**Phase 3d – Agricultural**

Policies 3.6.7(a), 3.6.11, 3.6.12

**Phase 4b – Aggregate Developments**

Policies 4.4.1, 4.4.6, 4.4.8, 4.4.12

**Phase 4b – Cultural Heritage Conservation**

Policies 4.6.1, 4.6.3, 4.6.4, 4.6.5, 4.6.7, 4.6.8, 4.6.9, 4.6.10, 4.6.11, 4.6.12, 4.6.13

**Definitions**

Cultural Heritage Landscape, Cultural Features, Protected Heritage Property, Heritage Attributes

**No. of Policies = 20****No. of Definitions = 4**

A written motion record was submitted to the Board on December 23, 2015 dealing with certain policies in Phase 4a Greenlands and Resource Conservation with written support from one appellant and no other responses filed. The following was approved by Board Order dated February 4, 2016:

**Phase 4a – Greenlands and Resource Conservation**

Policies 3.3.17, 3.3.18, 3.3.21

Policies 3.8.1, 3.8.5, 3.8.6, 3.8.8, 3.8.17, 3.8.24

Policy 3.13.49

Policies 4.5.1, 4.5.2, 4.5.4, 4.5.6, 4.5.9, 4.5.11, 4.5.12, 4.5.14, 4.5.15, 4.5.16, 4.5.17, 4.5.18, 4.5.19, 4.5.20, 4.5.21, 4.5.22, 4.5.24, 4.5.25, 4.5.29, 4.5.30, 4.5.32, 4.5.33, 4.5.34, 4.5.36, 4.5.38, 4.5.42, 4.5.43, 4.5.44, 4.5.45, 4.5.46, 4.5.47

**Definitions**

Coastal Wetland, Environmental Impact Statement, Essential Emergency Services, Habitat of Endangered Species and Threatened Species, Institutional Use, Natural Heritage Features and Areas, Natural Heritage System, Two Zone Concept, Valleylands, Watershed Management Plan, Wildlife Habitat, Woodlands

**No. of Policies = 41****No. of Definitions = 12**

Based on the above, the overall number of policies approved since October 2015 are:

**Total No. of Policies = 61****Total No. of Definitions = 16**

Approximately 458 of the 504 policies in the County Official Plan are now approved. The County Plan is approximately 91% approved which is an increase of eleven percent since the fall of 2015. Two of the fourteen mapping schedules remain under appeal (Schedule 5.1 Land Use Designations and 5.2.2 Streams and Evaluated Wetlands).

A hearing has been scheduled for June 20 – 24, 2016 to address the outstanding policies. Any remaining site specific matters will be dealt with following the hearing. Schedule 3 to this report outlines the phases and policies to be dealt with at the June hearing.

### **Financial and Resource Implications:**

Funds for this project have been allocated in the Operating Budget each year for the on-going OMB hearing. The approvals of the motions and successful experts' discussions have resulted in fewer actual hearing dates being required.

### **Relationship to Corporate Strategies:**

No relationship to corporate strategies.

### **Reference Documents:**

CCW 15-092 Update on County Official Plan (February 26, 2015)

CCW 15-324 Update on County Official Plan (September 22, 2015)

### **Attachments:**

Schedule 1 – OMB File No. PL091167 Order Issued January 25, 2016

Schedule 2 – OMB File No. PL091167 Order Issued February 4, 2016

Schedule 3 – Simcoe County Official Pan Remaining Phases and Policies dated January 6, 2016



for CCW 16-100  
Schedule 1.pdf



for CCW 16-100  
Schedule 2.pdf



for CCW 16-100  
Schedule 3.PDF

**Prepared By:** David Parks, MCIP, RPP, Director of Planning, Development and Tourism

### **Approvals:**

Debbie Korolnek, General Manager of Engineering, Planning and Environment	February 24, 2016
Trevor Wilcox, General Manager, Corporate Performance	February 26, 2016
Mark Aitken, Chief Administrative Officer	February 29, 2016

### **Date**