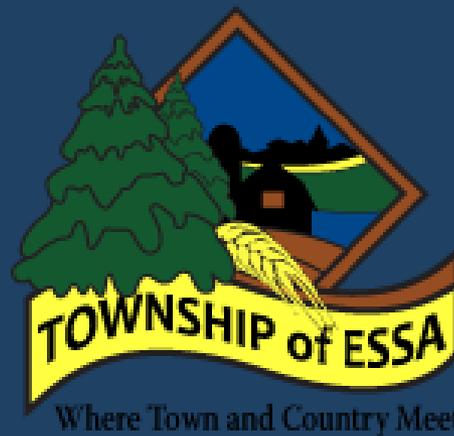




Township of Essa Official Plan Review

Visioning Session – October 27, 2020



Visioning Session Agenda

1. Overview of Official Plan & Land Use Planning Process
2. Visioning Workshop
 - What We Heard
 - Discussion on Key Themes

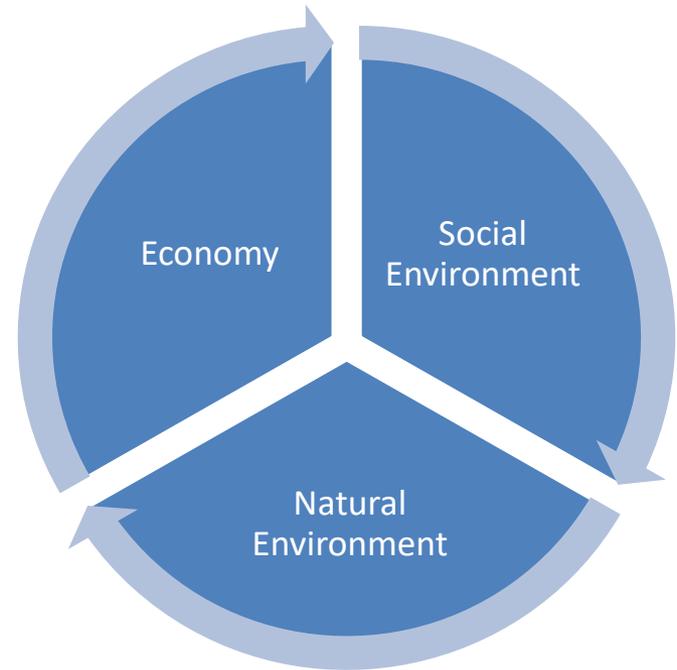


Official Plan Overview

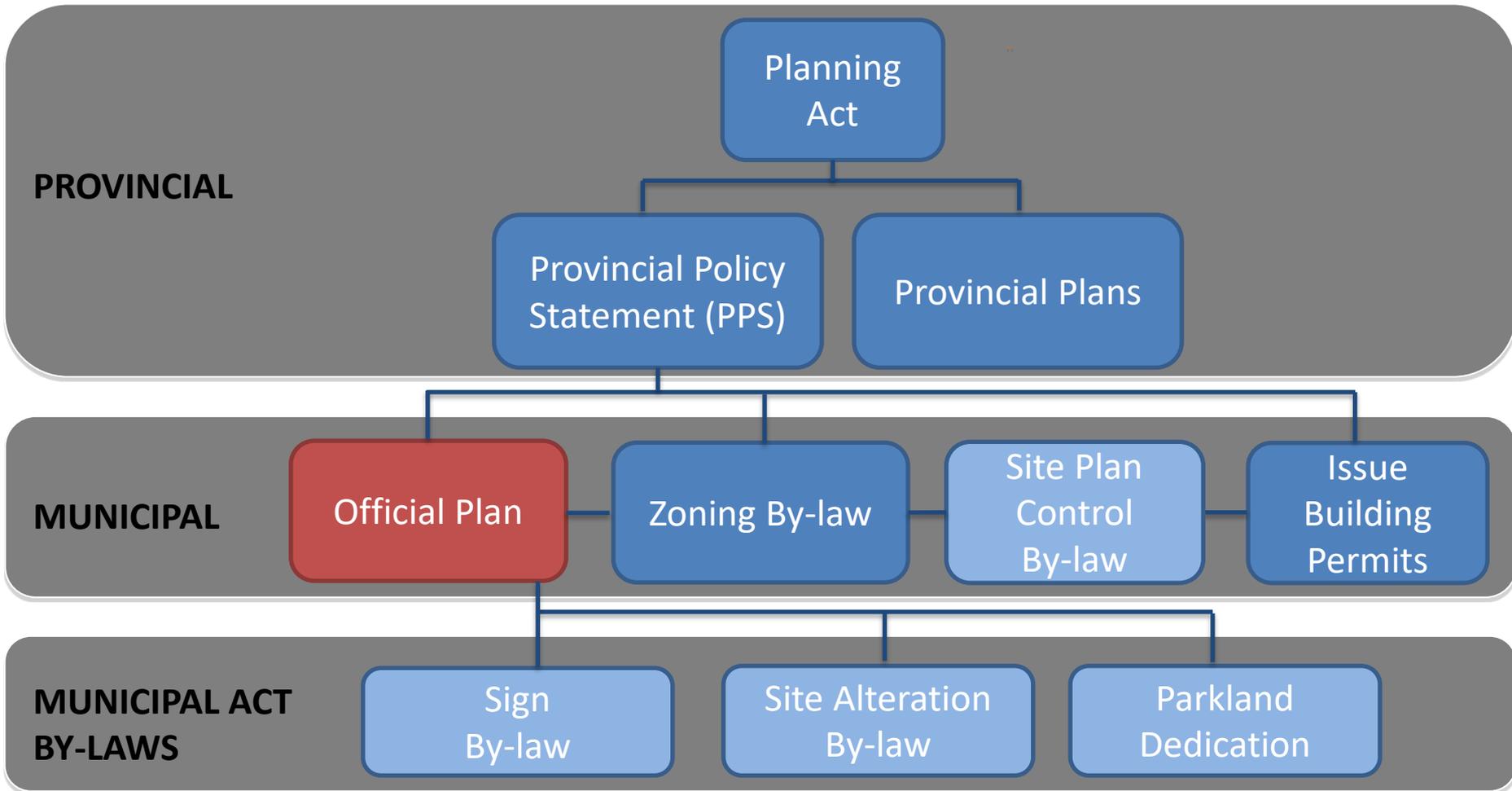
- The Official Plan (“OP”) is the primary tool for implementing the Township’s goals and objectives.
- The OP guides all land use and planning development in the Township of Essa for the next 20 years.
- Current Township OP was approved in 2000 and has been subject to several amendments.

Importance of Land Use Planning

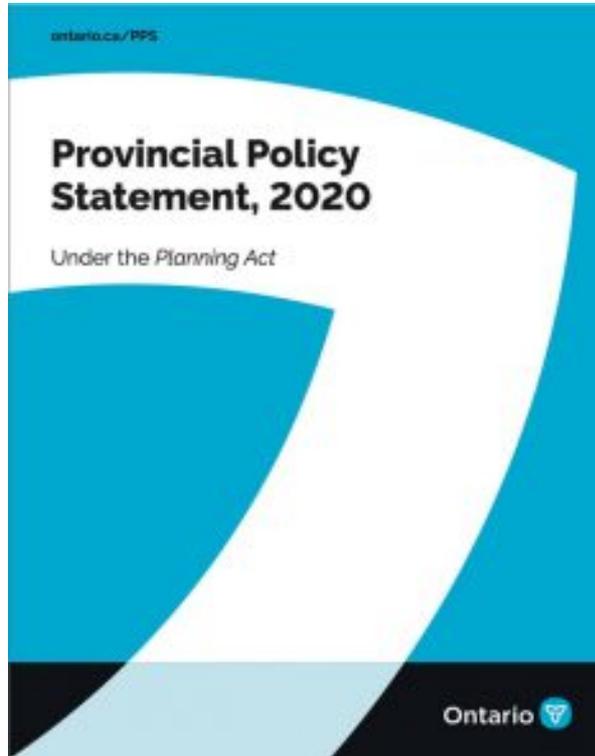
- Protect community values:
 - Rural & Community Character
 - Agricultural Resources
 - Lifestyle
 - Natural Environment
 - Economy
- Long term strategy for success of the Municipality
- Planning is about recognizing the public interest and effectively managing change



Planning Hierarchy



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

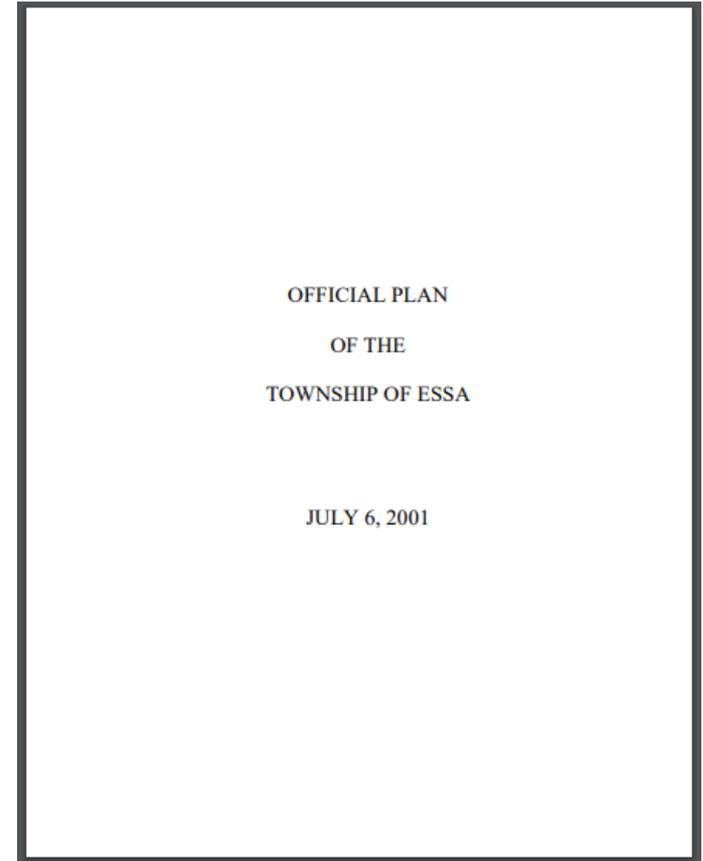
- Adopted by Council on April 19, 2000, approved by County on November 28, 2000
- Section 26 of the Planning Act requires the Official Plan be revised to ensure it:
 - Has regard to matters of provincial interest
 - Conforms with provincial plans (Growth Plan 2020)
 - Is consistent with the Provincial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

Official Plan

- 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)

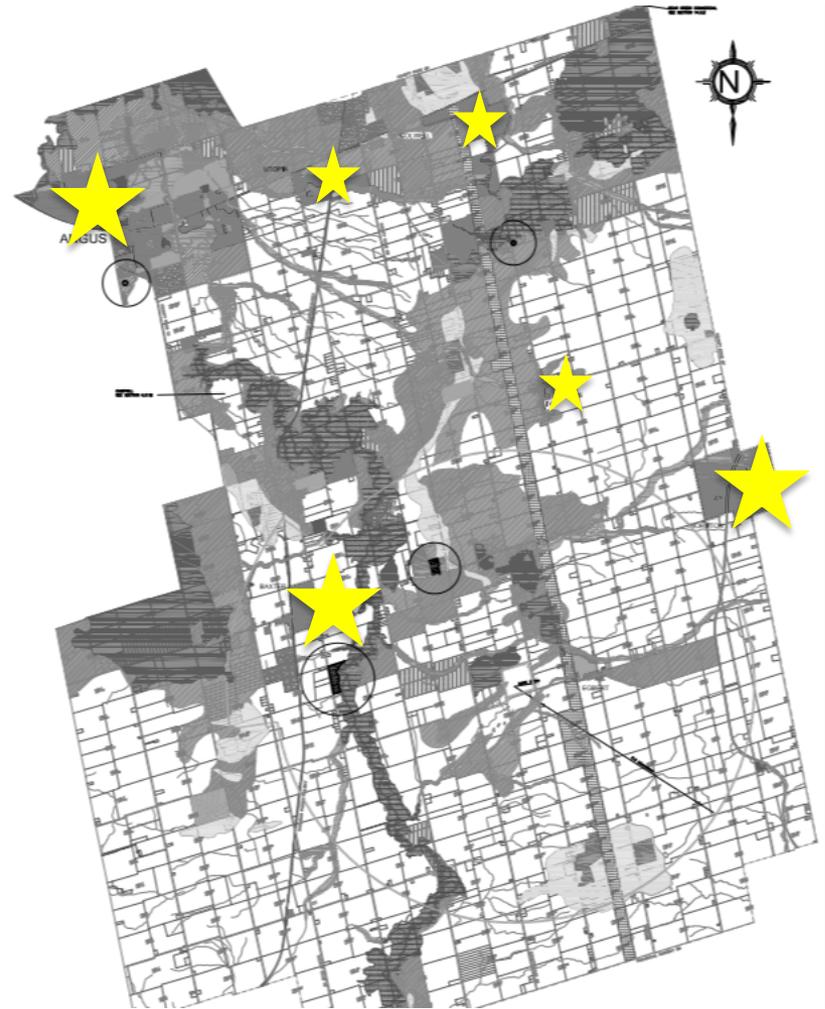
Current Township OP Structure

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



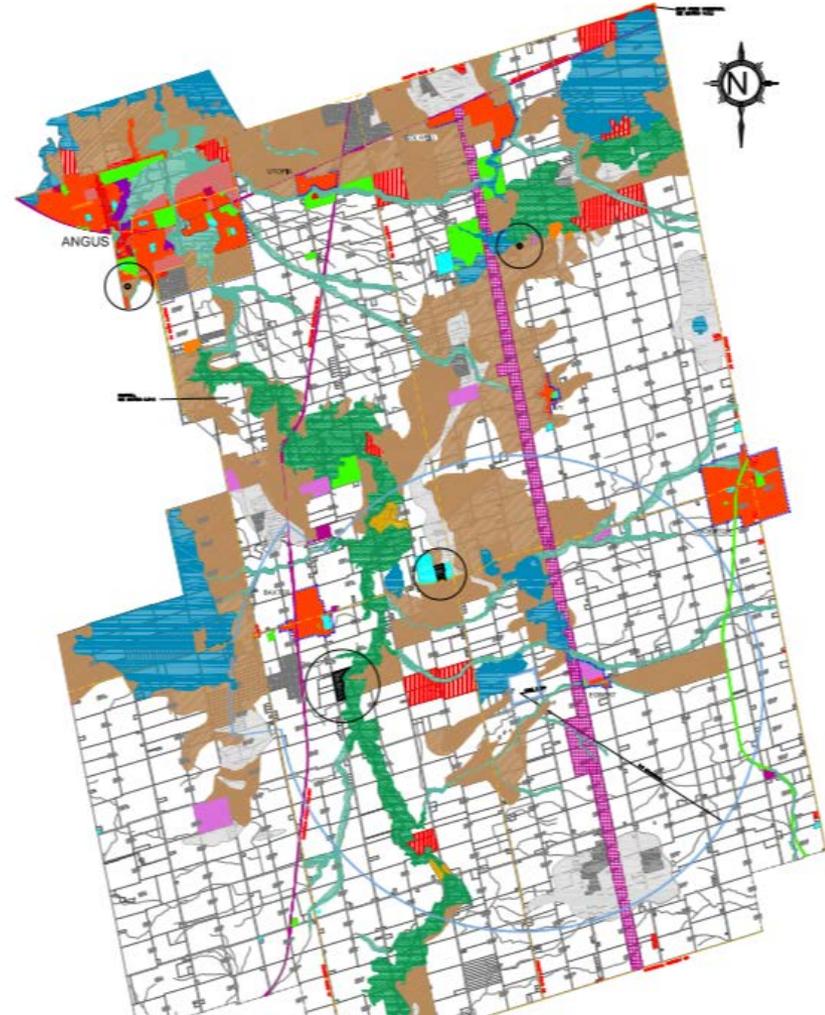
Settlement Areas within the Township of Essa

- 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



Process and Timeline

We
Are
Here

Phase 1

Background Research (August 2020 – January 2021)

- Review of Background Information, Provincial Legislation and Plans
- Visioning Workshop, Open House, Stakeholders Breakfast

Phase 2

Draft Official Plan (January 2021 – August 2021)

- Preparation of Draft Official Plan
- Statutory Public Meeting

Phase 3

Final Official Plan (September 2021 – December 2021)

- Preparation of Final Official Plan
- Adoption of Draft Official Plan

Visioning Workshop

- Solicit community feedback on a number of planning matters to identify Township values and planning issues:
 - Growth & Development
 - Economy
 - Natural Environment
 - Agricultural & Rural Areas
- Responses received from September 22nd to October 6th

What are the top 5 things you value most about your community?

Responses Received

- Access and protection to the natural environment/resources, green spaces, and recreational trails
- Cultural arts, entertainment facilities
- Protection of biodiversity and wildlife
- Connectivity within the various greenspaces
- Access to different modes of transportation
- Town and rural environment
- Clean water and air
- Safety and cleanliness of community
- Affordability
- Sense of community and friendliness
- Municipal and private services (internet)
- Location

Please identify what you believe to be the 5 top planning issues that will face the Township over the next 5 years.

Responses Received

- Services and infrastructure requirements
 - Schools, internet, medical, recreational facilities
- Land supply, managing residential sprawl, and protection of natural environment and farmland
- Affordable housing and diversifying housing supply
- Local jobs and economic development
- Public transportation locally and regionally
- Residential density and community development
- Municipal servicing and community sanitation facilities
- Mixed used communities (complete communities)
- Recreational and arts facilities

**Please identify what you believe to be
the 5 top planning issues that will
face the Township over the next 20
years.**

Responses Received

- Servicing of smaller settlement areas and new development
- Public transportation and increased traffic
- Urban sprawl and protection of farmland
- Infrastructure
- Pollution, including light and noise
- Access to healthcare
- Affordable housing and options for seniors
- Social places and green spaces
- Commercial and industrial expansion

Where should residential and non-residential growth be focused?

Responses Received

- Where infrastructure is existing
- Already developed and established areas
- With respect to natural features/resources
- Residential growth
 - Angus, Baxter, Utopia, Thornton
 - Near commercial centres
 - Along County Road 90 or County Road 10
 - Existing or planned municipal services
- Non-residential growth
 - Thornton, Ivy, Baxter, Utopia

Where should residential and non-residential growth not occur?

Responses Received

- Prime agricultural land
- Sprawl of smaller, un-serviced settlement areas should be limited
- Limited around natural features/resources
- Wetlands and forested areas
- Thornton and Ivy
- Thornton west of Concession 11
- Baxter east of the 5th sideroad

Should second units be permitted? If so, where?

Responses Received

- Yes,
 - Where density, servicing and parking can support
 - In Angus, close to CFB Borden
 - Near green spaces
 - Throughout the Township
 - With some restrictions
 - Creation of two application processes:
 - (1) personal family use
 - (2) Additional income source use
- No

Are there housing styles that are missing or lacking in supply?

Responses Received

- Units beyond single detached dwellings
- Medium density (2 to 6 units)
- High density (7+ units)
- Apartments
- Townhouses
- Condominiums
- Second units
- Bungalows
- Smaller homes
- Senior living homes

What can the OP do to promote new business opportunities and facilitate expansion of existing businesses?

Responses Received

- Municipal servicing to support industrial and manufacturing
- Development of downtown area
- Expansion of uses allowed on Agricultural lands
- Increasing technological connectivity and Ecotourism
- Online directory of retailers
- Preservation of lands within settlement areas adjacent to major roadways
- Incentives and support for new businesses
- Mixed use lands within dense residential areas
- Expand servicing

What are the key economic attributes of the community that are not realized to their full potential?

Responses Received

- Presence of bilingual persons
- Underutilized commercial spaces and agricultural lands
- Local commercialization of agricultural land (farm to table)
- Tourism
- Creation of Community Improvement Area and financial incentives
- Proximity to major County Roads (90, 89 and 27) and Highway 400

Does the OP do enough to protect environmental features such as woodlands, watercourses, and wetlands?

Responses Received

- There is balance in the OP and recognition for protection of environmental features
- Does not contain a lot of language regarding the protection
- More community gardens, parks and green space
- Township needs to use power to protect these features
- More education and active engagement required
- NVCA is consulted which helps in protecting these lands

**Does the OP sufficiently protect
agricultural lands?**

Responses Received

- Yes
 - It sufficiently/oversufficiently protects agricultural lands
 - It recognizes the importance of protecting agricultural lands
 - But need to set a percentage of land that can not be changed to other sources
 - However, if growth is going to happen, have to take a look at what is viable farmland
- No

Does the OP permit too much or not enough rural lot creation?

Responses Received

- Should be limited on useable farmland
- Balance is appropriate
- Rural lots should not be created

Is it important that farmers be permitted to have alternative income sources on farm properties?

Responses Received

- Yes,
 - Provided secondary in nature
 - Appropriate by-law and licensing
 - Does not cause damage to the land/water/view
 - If meets intent of PPS
 - Adequate parking, entrances and supporting facilities

Are there any other comments you would like to make that should be considered in the OP Review?

Responses Received

- Reconsideration of land use designations to help permit infill designation, higher density housing
- More parks, outdoor spaces and recreation facilities
- Need for sanitary servicing in Thornton
- Seniors lifestyle community and services
- Reducing environmental footprint
- Protection of natural environment
- Expanded events
- Affordable housing and living
- Transportation options for increased traffic (Innisfail)

Themes We Heard:

1. Growth & Services
2. Natural Environment
3. Economic & Employment Opportunities
4. Agricultural & Rural Lands
5. Connectivity
6. Multiple modes of transportation
7. Complete communities

GROWTH & SERVICES

Growth & Services

- Recognition of need to accommodate future growth
 - Array of responses on how and where to grow
- General agreement for orderly growth and the protection of natural features and agricultural lands from encroaching development

Infrastructure & Services

- Servicing and infrastructure identified as important factors in determining where development should occur
- Identified need for facilities and services to support the community
 - Desire for more recreation and community spaces
 - Access to healthcare
 - Internet, natural gas, cell towers

Affordability & Housing Options

- Identified need for more affordable housing
- Lack of housing options
 - Medium density & apartments
 - General support for secondary units
 - Bungalows
- Support for seniors
 - Aging in place
 - Long-term care

NATURAL ENVIRONMENT

Natural Environment

- Appreciation of Township's natural assets and desire to protect features
 - Clean drinking water, fresh air, local forests
 - Growth separated from these features
 - Implementation of appropriate development standards
- Concerns with light & noise pollution

Natural Environment

- Importance of access to the natural environment and green spaces
- Some indication that current OP policies could be enhanced to better protect environmental features, including trees



ECONOMIC & EMPLOYMENT OPPORTUNITIES

Economic & Employment Opportunities

- Importance of local employment opportunities & economic development
- Desire to support local, small businesses
 - Incentives
 - Creation of Community Improvement Area
- Potential for increased tourism uses
 - Eco-tourism & Agri-tourism

Economic & Employment Opportunities

- Recognition of transportation corridors as appropriate locations for employment type uses
- Commercial and industrial expansion identified as a planning issue
- Perceived underutilization of existing commercial areas

AGRICULTURAL AND RURAL LANDS

Agricultural Lands

- General agreement that current OP sufficiently protects agricultural lands
- Concerns with future residential growth pressures on supply of agricultural lands



Lot Creation & Alternative Uses

- Identified need to balance rural lot creation in the Township
 - Limited on prime agricultural lands
- Broad support for alternative income sources on farm properties, provided secondary in nature

CONNECTIVITY

Trails

- Importance of recreational trail system & access
- Ability to cycle and walk safely in the Township



Transportation Systems

- Public transportation identified as a planning issue in the Township
- Increase in traffic identified as a concern



Stay Involved

The screenshot shows a web browser window with the URL essatownship.on.ca/government/official-plan-review. The page features the Township of Essa logo and the text: "Welcome to Essa Township", "Township of Essa Administration Centre", "5786 County Road 21 | Utopia, ON L0M 1T0", "Phone: 705-424-9917 Fax: 705-424-2367", and "Office Hours: Monday through Friday 8:30 am to 4:30 pm". A navigation bar includes links for HOME, MUNICIPAL OFFICE, LOCAL GOVERNMENT, and COMMUNITY. The main content area has a breadcrumb trail: "Township of Essa > Local Government > Official Plan Review". A large blue banner with yellow text reads "Official Plan Review". Below this, it states: "The Township of Essa is undertaking an update to their Official Plan document, and your input is needed. The Township's current Official Plan was put into effect on July 6, 2001".

Further Information:

www.essatownship.on.ca

Questions? Contact Us:

officialplan@essatownship.on.ca

705-424-9917 ext. 111