

# Official Plan Review Discussion Paper #2 - Draft



Where Town and Country Meet

Date:

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Prepared for:

**Township of Essa**

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# Table of Contents

1.0	INTRODUCTION .....	2
1.1	County MCR .....	2
1.2	Requests for re-designation as part of new Official Plan process .....	3
2.0	DISCUSSION PAPER #1 .....	6
2.1	Five Themes .....	6
2.2	Proposed Directions .....	7
3.0	WHAT DID WE HEAR? .....	8
3.1	Written responses to Discussion Paper #1 .....	8
3.2	Virtual Open House – February 23rd .....	8
4.0	ARE THE THEMES RIGHT? .....	9
4.1	Directions .....	9
4.2	Project Schedule .....	9
5.0	NEXT STEPS.....	10
5.1	A New Official Plan.....	10
5.2	Continued Public Consultation.....	10
6.0	STAY INVOLVED!.....	11

# 1.0 INTRODUCTION

The purpose of this Discussion Paper is to:

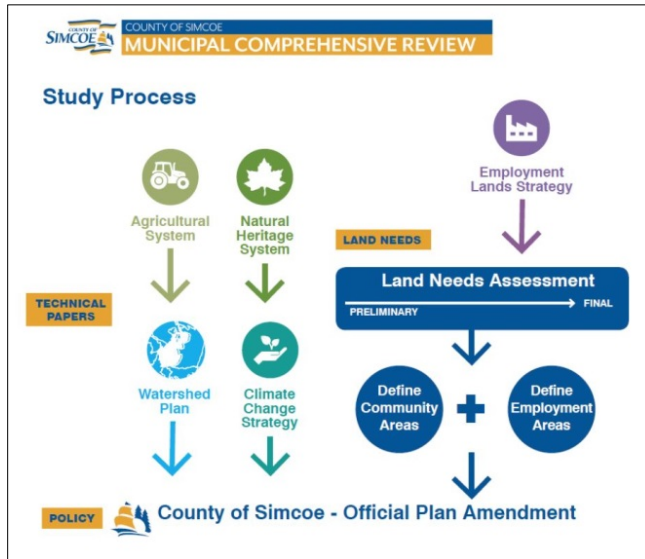
- provide an overview of the submissions made by the community to the Public Release of Discussion Paper #1 and the results of the Virtual Town Hall Meeting held on February 23, 2021; and
- confirm policy directions for the new Official Plan.

## 1.1 County MCR

The 2020 Growth Plan requires that the County of Simcoe undertake a Municipal Comprehensive Review (MCR) to bring its Official Plan into conformity with the Growth Plan by July 1, 2022. A MCR is a comprehensive planning study that addresses a broad range of complex planning and policy matters including a growth management strategy to allocate population and employment growth to the year 2051. Ultimately, the MCR will result in an amendment to the County of Simcoe Official Plan to bring the policies and schedules into conformity with the Growth Plan. The MCR amendment to the County Official Plan will require approval from the Province of Ontario.

The County has formally launched its MCR, held a kickoff meeting with local municipal planning staff, and has published its MCR page on the County website ([Municipal Comprehensive Review - Planning \(simcoe.ca\)](https://www.simcoe.ca/municipal-comprehensive-review-planning)) providing further details on the study content and process. **Figure 1** describes the MCR process:

Figure 1 – MCR Process



Further details of the MCR will be forthcoming from the County. There is synergy between the County MCR process and the new Official Plan process for the Township of Essa including those addressing the Provincial Natural Heritage and Agricultural Systems identified in Discussion Paper #1. The Township will continue to work closely with the County and, where possible and appropriate, prepare the new Official Plan in concert with the County MCR process.

## 1.2 Requests for re-designation as part of new Official Plan process

It is typical that during the development of a new Official Plan for landowners to make requests of Council for changes to the land use designation(s) and/or policies that apply to their properties. This could result in the increase of development permissions and rights; and, the development potential of the property without having to undertake an owner initiated Official Plan Amendment application process that is subject to site specific consultation and review.

Making changes of this nature, particularly depending on type and basis for the request, raises three key concerns:

- a) The Township should generally not consider property owner based re-designations/amendments through a new Official Plan process, as such requests would tend to get lost in the broader details of the development of the new Plan. Moreover, focused public consultation and engagement regarding the re-designation may not occur in regards to the requested changes and the full technical and supporting documentation normally required as part of an owner initiated application process is generally not submitted. All of this could hinder Council's

ability to appropriately consider the request and make an informed decision on the nature and scale of the request being made.

- b) Essa has developed its planning process requirements on a user-pay basis so that growth pays for growth and that existing residents are not subsidizing the review and consideration of development applications. Requests as part of a new Official Plan process would not be accompanied by the normal and required fees, not be supported by a complete application, and may not be subject of an applicant funded independent peer review and vetting.
- c) The primary focus of an Official Plan Review, and preparing a new Official Plan, is to ensure that the Township's planning documents are brought into conformity with the relevant Provincial and County plans and policies. In addition, preparing a new Official Plan includes appropriately developing a planning framework to guide decision making for growth and change, to define what is valuable and important to the broader community, and ensure that policy guidelines are provided to determine how property owners may request, through the amendment application process, changes to the Official Plan, where required. The new Official Plan project is intended to prepare a new Official Plan that is in the best interest of the Township as a whole and not permit site specific re-designations or amendments outside of the normal and required application process established by the Town and by the *Planning Act*.

It is recommended that all re-designation requests submitted as part of the public consultation and engagement process will be responded to by MHBC as part of the public commenting/response process. MHBC's analysis of such requests would be based generally on consistency and conformity with relevant plans and policies and a determination whether the request is minor or major, based on the following criteria:

- Level of anticipated impact on adjacent properties.
- Impacts on public and community services and infrastructure.
- Degree of increase in development permissions and potential of the property.
- Would the request equally benefit all lands in the same designation or similar class of development?
- The likelihood that the request would result in a broader public objective being achieved and an improvement in the public policy being developed for the new Official Plan.
- Would the request address an error or omission in the existing or past Official Plans?

Only minor changes may be considered and only where the request generally meets the above-noted criteria. Major requests, being those that would increase the development

permissions for the property and those that could have impacts on the adjacent properties and on community services and infrastructure, would be recommended to not be included or further considered as part of the new Official Plan development. Establishing such a process ensures that the new Official Plan process remains open and transparent, ensures that there is a record of all such requests, and will ensure that changes are only made where they achieve a broader public policy objective as approved by Council.

# 2.0 DISCUSSION PAPER

## #1

Discussion Paper #1 – Official Plan Review, was published and released for public comments on December 22nd, 2020. A more than thirty (30) day commenting period was provided with comments accepted until January 29, 2021. The purpose of Discussion Paper #1 was to:

- provide an overview of the submissions made by the community on the introductory project questionnaire and the results of the Visioning Workshop for the new Official Plan;
- propose possible options for revised and new policy areas for the new Official Plan;
- seek further input from residents and other stakeholders about the specific policy options and directions for the new Official; and
- to use the views and ideas collected through consultation on Discussion Paper #1 to further develop the policy options for the preparation of the first Draft of the new Official Plan.

## 2.1 Five Themes

We heard from the community, through the Visioning sessions, that there were five main themes to those matters of value and importance to the Township. These five themes were as follows:

- Rural Essa – comments focused on the agricultural areas and lands in the municipality and its critical importance to the local economy, along with the importance and function of the rural areas that form part of the landscape and character of the community.
- Natural Essa – we heard that the Township is comprised of a wealth of natural areas and resources and that the protection of these areas was of high value to the community.
- Growing Essa – in balance with the values of the protection the agricultural, rural and natural areas of the Township, the community identified the need to continue

to grow in a measured and orderly fashion to provide a range of places to live, work and play.

- Resilient Essa – the community identified climate change as a major concern and the need to develop the Official Plan in a fashion that ensured Essa was climate resilient now and into the future, was energy efficient and sustainable, and was guided by the principles of healthy communities and age-friendly design.
- Connecting Essa – there was plenty of interest and opinions regarding the multiple ways Essa is connected together and connected to the broader region and world. Roads, transit, and trails, rail are all matters that the community felt must be addressed in the new Official Plan.

Discussion Paper #1 reviewed the Provincial and County plans and policies for each theme area, discussed the current approach and potential gaps, and recommended a series of policy directions for a range of planning issues related to each of the themes. The identified policy directions were intended to provide a clear sense of the focus and directions to be taken in the preparation of the first Draft of the new Official Plan.

## 2.2 Proposed Directions

Discussion Paper #1 identified 50 policy directions for the five themes for the new Official Plan. These are provided in detail in Discussion Paper #1, but are summarized in Table 1.

**Table 1**

<b>THEME</b>	<b>DIRECTIONS</b>
Rural Essa	Agricultural Lands and Economy
	Rural Lands
	Mineral Aggregate Resources
Natural Essa	Natural Heritage System and Natural Environment
	Natural Hazards
	Water Resources
Growing Essa	Growth Management Strategy
	Housing Strategy
	Employment Strategy
	Infrastructure
Resilient Essa	Climate Change
	Energy
	Healthy Communities
	Waste Management
Connecting Essa	Road System
	Transit
	Active Transportation



# 3.0 WHAT DID WE HEAR?

The Township consulted and engaged the community in two ways concerning Discussion Paper #1. First, the Discussion Paper was published for a period of thirty (30) days for the submission of written public comments. Second, a Virtual Town Hall was held on February 23<sup>rd</sup> via Zoom to provide a different approach and venue for residents and stakeholders to gain a better understanding of the proposed directions for the new Official Plan and to provide direct comment and input to the process.

## 3.1 Written responses to Discussion Paper #1

The Township received detailed and thoughtful written comments via emails and letters in response to Discussion Paper #1. Provided in **Attachment 1** to this report is a summary of the written comments received by the Township and responses to the suggestions and input received. Comments received covered a broad range of subjects and issues including growth management, agricultural areas and issues, flooding protection approaches, natural heritage areas and protection, watershed concerns, age-friendly communities, urban forestry, and tree protection.

Proposed approaches to addressing the identified subjects and issues are set out in **Attachment 1** as noted.

## 3.2 Virtual Open House – February 23<sup>rd</sup>

The Virtual Open House, held in respect of Public Health and Township Covid-19 guidelines, included a presentation regarding the status and stage of the Official Plan Review, the current information about the County MCR, the results of the Visioning Workshop and the proposed directions for the new Official Plan. The presentation slide deck is available on the project webpage at [www.essatownship.on.ca/government/official-plan-review](http://www.essatownship.on.ca/government/official-plan-review)

Comments made at the Virtual Open House are also provided in **Attachment 1** together with responses to the suggestions and input received.

# 4.0 ARE THE THEMES RIGHT?

Preparing a new Official Plan is an iterative and collaborative process that is based on regular consultation and engagement with residents, agencies and a broad range of stakeholders. The intent of the consultation regarding Discussion Paper #1 was to 'check in' with the community to ensure that we had identified the major themes and provided the major policy directions to guide the preparation of the first Draft of the new Official Plan.

## 4.1 Directions

Essa residents are committed and care deeply about their homes, their community, and their Township. We heard that at the visioning sessions, read it in the written submissions, and heard it again at the Virtual Town Hall. We heard a range of comments and a need for more detail, more specificity, and to see the actual Draft new Official Plan.

It is our sense that the major themes and directions were captured, but greater detail is required when the Draft the new Official Plan. There were a number of additional comments that identified policy matters that will have to be addressed in some fashion in the new Official Plan including tree preservation and other urban forestry programs, urban and community design, and telecommunications issues like high speed internet. These issues and policy matters, and more, will take shape with the preparation of the Draft of the new Official Plan.

## 4.2 Project Schedule

Yes. The project is tracking generally on time and on schedule. The development and drafting of the new Official Plan will parallel with the schedule for the County MCR as noted earlier in the Discussion Paper. The next step, described in section 5, is where the consulting team takes all the review and analysis, all the input and comments, and prepares the first Draft of the new Official Plan.

# 5.0 NEXT STEPS

Subject to Council acknowledgment and concurrence, the next step in the Official Plan Review process is to prepare the first Draft of the new Official Plan.

## 5.1 A New Official Plan

As noted above, the next task in the Work Program is to write the first Draft of the new Official Plan.

The first Draft of the New Official Plan should provide a clear picture of the format and structure for the policy framework and land use mapping. It will also provide a clear sense of the vision that has been expressed by the community and the policies and guidelines that will manage land use change and growth during the time frame for the Plan.

After a series of intensive public engagement sessions in September and October 2020, public release and comment period for Discussion Paper #1, and a Virtual Open House on February 23, 2021 the communities input will be incorporated into a first Draft of the new Official Plan. The 'Draft' will not be the final Plan to be adopted by Township Council, but will reflect the initial findings and input gathered from the community.

**Attachment 2** provides the proposed format and structure for the new Official Plan and will provide the structure for the drafting of the policies and guidelines under the major headings and sections for the Plan. The proposed format describes both a land use and policy structure that will be the guiding framework for the first Draft of the new Official Plan and, while detailed and fine grained, it is not the full and complete expression of the proposed content of the new Official Plan nor a listing of all sub-sections and clauses. This will only come with the writing and with a full public review and commenting on the first Draft for Public Comment.

## 5.2 Continued Public Consultation

As the project moves forward, there will be multiple additional opportunities for you to participate and submit input and comments in the preparation of the new Official Plan including the release of the first Draft of the new Official Plan, a second open house, and the formal public meeting required under the *Planning Act*.

# 6.0 **STAY INVOLVED!**

Stay informed, stay involved and stay engaged. Your ideas, comments and suggestions will help inform the preparation of the new Official Plan for the Township of Essa.

Comments can be submitted in writing to the Township's Official Plan email account at [officialplan@essatownship.on.ca](mailto:officialplan@essatownship.on.ca) or feel free to drop off hard copies of your responses to the Planning Department at the Township of Essa to the attention of Aimee Powell, Manager of Planning and Development.

Please check the Township's Official Plan Review webpage, on the Township's website, for further details on the status of the project, release of documents for review, and upcoming consultation and engagement events.

The link to the website is: [www.essatownship.on.ca/government/official-plan-review](http://www.essatownship.on.ca/government/official-plan-review)

	Comments	Response
<b>WRITTEN SUBMISSIONS</b>		
<b>Brookfield Residential – Letter dated February 1, 2021</b>		
1.	We feel that consideration should be given to including Baxter as a “Prime Settlement Area”, or have its own level on the hierarchy. As a result of the Draft Plan Approved Brookfield Marshall residential subdivision, a portion of the community will be on full services. Water and wastewater services are being brought to the community, and consideration has been given to the future expansion of these facilities. Upon completion of this infrastructure in the short-term horizon, there will be the ability to provide additional development on full municipal services. In addition, the construction of the residential development will help define to define the built boundary.	The term “Prime Settlement Area” originates in the Growth Plan and generally reflects communities that are fully serviced (sewer and water) and complete communities.  The Discussion Paper recommended the implementation of the growth strategy and hierarchy as described in the Ainley Growth Management Strategy and updated as necessary in concert with the County Municipal Comprehensive Review (MCR).
2.	We feel that consideration should be given for a level of commercial lands be designated in Baxter to allow the community to grow into a complete community.	As recommended in the Discussion Paper, no expansion to the Settlement Area boundaries are contemplated at this time.
<b>Susan Antler – Email dated January 27, 2021</b>		
1.	Please provide a map of the existing trail system that is acknowledged as being throughout Essa Township	Available from the Township.
2.	Please provide a map identifying all the farmland in Essa and its current designation (eg. 1,2,3 etc.)	Both the existing Township and County Official Plans detail agricultural designations. The County MCR will also refine the Provincial Agricultural System mapping that will be incorporated into the new Essa Official Plan.
3.	Why is the Township accepting Energy from Waste? Is it willing to site an incinerator in the Township?	New policies for waste management facilities will be drafted and typically new private and public facilities, including incinerators, would require local planning approval processes and amendments to both the local Official Plan and Zoning By-law.
4.	Do the comments on transportation improvements mean that every east-west concession road from County Road 21 up to County Road 90 will be expanded to four lanes?	The reference was specific as noted.
5.	Please provide further explanation regarding the Busway with trail south of Highway 90.	This reflected information from GO.
<b>Doug Drysdale – Comments received January 22, 2021</b>		

	<b>Comments</b>	<b>Response</b>
1.	NVCA has done nothing to remove the debris in the river, the blockages become dams when river floods in springtime.	Management of river conditions is both a public and private responsibility based on adjacent ownership.
2.	Would like more protection on the flood prone areas in Angus where all development is focused for intensification.	New Official Plan will include appropriate mapping and policies regarding flooding in accordance with Provincial requirements.
4.	Our natural areas must be protected as it causes issues and damage.	New Official Plan will identify and protect natural heritage areas.
5.	We are able to predict the flood more reliably and if the protocols are adjusted slightly in Angus, the normal spring floods are very predictable, what is not predictable is what happens when some physical thing is happening to the flow such as an ice/log dam in the swamp. When you have the regional floods (100 year flood) water is coming from north to south and recommends it will be possible for the municipality to protect the town by utilizing the 400-500 acres on the highway, not a whole lot of development there and should be kept that way, he believes that it would be able to flood proof the town of Angus by raising the grade on the 400-500 acres.	New Official Plan will incorporate flood mapping and provide policies in accordance with Provincial requirements.
6.	Need to tighten our protections on natural wetlands	New Official Plan will identify and protect natural heritage areas including wetlands.
7.	For development to occur in commercial/industrial/residential it should be mandatory to do a flood line study and Environmental Impact Study	Agreed.
8.	OP should look at science in future development in the area of Angus, for intelligent change to take place.	Agreed.
9.	In Angus they are converting prime Agricultural farmland to residential	Lands within designated Settlement Areas are permitted to convert to appropriate urban uses in accordance with previous approvals.
10.	Dumping fees should be charged to Toronto companies that dump all their topsoil in the river	General permissive policies could be considered in support of a Site Alteration By-law and implementation of the Provincial excess soil management guidelines.

	<b>Comments</b>	<b>Response</b>
<b>Friends of the Utopia Gristmill and Park – Letter dated October 6, 2020</b>		
1.	The watershed resources, agricultural land wealth, presence of CFB Borden, heritage and Simcoe Forests surround our people with the richness of life that is to be treasured. The Official Plan Review is a great opportunity and should reflect this positive-Essa reality.	New Official Plan should reflect the unique character and make up of Essa Township.
2.	The watershed, with its myriad of tributaries, woodlots and treed creeks, provides an opportunity to protect and advance this uniqueness. These resources are tremendous assets and provide for the well-being of our community, both in a natural way and in terms of economic activities and opportunities. Given the possible threats to this balance by encroaching development pressures, these tremendous assets need to be protected and enhanced.	The natural heritage system of the Township is to be identified and protected by the new Official Plan.  The County MCR study will also refine the Provincial Natural Heritage System for inclusion in the County and Essa OPs.
3.	Agricultural lands need to be kept as agricultural lands. Naturalized areas need to be kept as naturalized areas.	Policies for the protection of important agricultural and natural areas will be developed.
4.	Built-up areas like Angus and Thornton should be more intensively built to accommodate any forecasted growth.	This approach is supported by the PPS and Growth Plan.
5.	Eco-Tourism needs to be a vision within the future growth in Essa Township.	This could be captured in the new Official Plan.
6.	Our roadways should be planted with trees on each side. Our ecological assets (eg. Minesing Wetlands, Tiffin Conservation, Utopia Conservation Area, the Nottawasaga River) need to be linked with pedestrian and bicycle paths as well as needing to be protected and enhanced as biodiversity corridors for our flora and fauna.	Permissive policies for an urban forestry program could be added to the new Official Plan.
7.	Both the Utopia Conservation Area and the Utopia Hall are on the 6th Concession. New housing subdivisions cannot be envisioned on the east side of the 5th Concession and beyond or any points any east thereof.	New developments will be directed to defined and designated settlement areas.
<b>Rossly Danby – Email dated January 29, 2021</b>		
1.	Angus needs a focal point. Its growth has either been on a commercial strip through the center of town (never an attractive Main Street), or sprawling subdivisions on the edges of town. The military park is a nod to Base Borden, but doesn't reflect the independent value of our community.	Urban and community design policies could be proposed for inclusion in the new Official Plan. Policies supporting secondary plans, tertiary plans and master plans as implementation tools could be added to the Plan for each settlement area.

	<b>Comments</b>	<b>Response</b>
2.	I strongly encourage our township to continue to have a clear vision for protecting and promoting our environmental and geo-cultural (I'm not sure if that's a real word) heritage, as has already been discussed. The treasure we have of living near a protected wetland and three rivers, the trails and our forests are all an attraction to present and future residents.	The natural heritage system of the Township is to be identified and protected by the new Official Plan.  The County MCR study will also refine the Provincial Natural Heritage System for inclusion in the County and Essa OPs.
3.	I have mother approaching 90 who uses a walker. I have a grandson who uses a wheelchair. Accompanying them on walks to local stores has given me a new perspective on the level of accessibility in our town. Perhaps our council members should have a day when they travel in wheelchairs (non-electric) to see areas that need improvements.	Active transportation policies and age-friendly policies are proposed to be included in the new Official Plan.
4.	Finally, we need to plan for our senior population in terms of independent living spaces and local long term care. Many communities have small pods of single level apartments that are attractive and affordable.	Policies supporting a range of housing choices and forms are proposed for inclusion in the new Official Plan.
<b>Meghna Isloor – Email dated January 11, 2021</b>		
1.	I see nothing addressing the tree protection proposal in the draft plan.	The natural heritage system of the Township, including significant woodlands, is to be identified and protected by the new Official Plan. Permissive policies for an urban forestry program could be added to the new Official Plan.
<b>D.P. Drysdale – Email dated January 28, 2021</b>		
1.	The property (200 acres in former Sunnidale Twsp) is strategically located and with protection from backwater flooding (100 year & regional floods). It could be used for major industrial, commercial, residential and recreational purposes. I am requesting that our 200 acres be reinstated with the Angus settlement area.	As set out in the Discussion Paper, no changes to the existing settlement areas or boundaries are proposed at this time.
<b>J. Lord-Genyk on behalf of Aware Essa - January 12, 2021</b>		
1.	We are extremely disappointed to see that very little, in fact nothing in the way of tree protection, has been included. Therefore we have shared our concerns with local citizens and many are alarmed at the flooding of Essa's rivers, the sudden clear cutting of trees for	The natural heritage system of the Township, including significant woodlands, is to be identified and protected by the new Official Plan. Permissive policies for an urban forestry program could be added to the new Official Plan.



	<b>Comments</b>	<b>Response</b>
	development, the invasion of Gypsy moths and especially, the disastrous effects that failure to address climate change will have on their current and future health and well-being. A responsible Municipal Tree Strategy would help provide solutions for these issues. Healthy tree cover gives enormous returns on dollars invested, now and in the near future. We ask that, as part of this review, you take the necessary steps to include tree protection in the revised Official Plan	
<b>Friends of the Utopia Gristmill &amp; Park – January 29, 2021</b>		
2.	It is our understanding that Essa has already achieved the population growth envisioned by 2031. There is nothing in the current discussion papers that reflects this, identifying gaps which must be addressed or lessons-learned based on prior development decisions.	As set out in the Discussion Paper, no changes to the existing settlement areas or boundaries are proposed at this time. However, as the County MCR study progresses, further review of urban lands as part of the OP process may be required.
3.	We ask that the OP development team review the current statements in the draft which assume provincial support for environmental protection measures, incorporating additional measures within the plan to ensure/support the Township’s environmental priorities.	The natural heritage system of the Township is to be identified and protected by the new Official Plan.
4.	The Official Plan should have a detailed map of what current is available throughout the Township; identify the gaps and set a plan how to correct the gaps.	New OP will have multiple land uses schedules.
5.	There needs to be a plan for wildlife corridors throughout the Township. Right now, it is piecemeal, dependent on private landowners and their decisions. Some subdivisions that are being developed have wholesale destroyed forest lands and wildlife habitat, putting pressure on other sections of the township. A corridor system throughout the township should be identified and protected.	The natural heritage system of the Township, including significant woodlands, is to be identified and protected by the new Official Plan. Significant wildlife habitat is also to be considered.
6.	It is important to add and acknowledge SOIL as a community asset within the Official Plan & Resilient Essa’s approach, supporting the direction of decisions and development management approaches (e.g. alternatives to the current procedure to remove topsoil in	General permissive policies could be considered in support of a Site Alteration By-law and the implementation of the Provincial excess Soil management guidelines.

	<b>Comments</b>	<b>Response</b>
	areas being prepared for development, enhanced valuation of agricultural lands).	
7.	We do not support reducing the classification of PRIME AGRICULTURAL LANDS from 1,2,3,4 to 1,2,3. There is no indication of how much land this involves nor any discussion on the implications of this reduction. Prior to making this reduction, more details should be provided as well as more fulsome discussion on the ensuring implications.	The Discussion Paper indicates the identification and designation of agricultural lands will be guided by Provincial plans and policies and by the County OP and the County MCR and the refinement and implementation of the Provincial Agricultural System mapping.
8.	We are very concerned with the proposed statement “Review and inclusion of permissions for non-agricultural uses in prime agricultural areas”, asking for a more fulsome discussion on the details of this statement as well as involvement in how this will be shaped.	Any inclusions will be guided by the PPS and will be supportive of the overall agricultural system.
9.	While aggregate is acknowledged as an important economic component for the Township, there are no details as to what this means nor a map of where these locations are. Very little community support or involvement is seen as coming from this sector presently. It is not understood why this sector should be allowed to expand nor why without more detail discussion on their value to the Township and community.	Existing aggregate operations are shown in the County Official Plan and existing Essa Official Plan. Existing licenced aggregate operations will be appropriately designated in the new Official Plan. Aggregate potential areas as identified by the Province and required by the PPS will also be shown in the new OP.
10.	We ask the OP development team to provide further discussion and information regarding the implications to the recommendation that the Official Plan update may also consider the application of a two zone concept for flood plains, whereby development and site alteration may be permitted in the flood fringe.	This is a policy option of the PPS and may be considered in the preparation of the new OP. Both approaches are approved for use in Ontario.
11.	As the OP develops, there needs to be a complete and associated financial analysis to better understand the full implications for the determined growth strategy re: additional services needed to accommodate growth and implications to the full Township community.	As noted in the Discussion Paper, there are no proposed changes to the existing settlement areas or their boundaries. Any growth strategy changes would occur in concert with the County MCR.
12.	We do not believe that Waste-from-Energy (i.e. Incineration) should be allowed within the Township – to date, there has been insufficient emphasis on conservation measures as well as	New policies for waste management facilities will be drafted and all types of new private and public facilities, including incinerators, would require local planning

	<b>Comments</b>	<b>Response</b>
	it is incompatible with the rural nature of our community. This reference should be removed in the options identified in the waste management section of the OP Draft.	approval processes and amendments to both the local Official Plan and zoning By-law.
<b>Janet Lord-Genyk - On behalf of Aware Essa – January 15, 20</b>		
1.	There is very little mention of trees in the framework of the Discussion Paper and those instances concern only “woodlands” which narrowly defines groups of trees of certain sizes and densities covering a specific area. <b>In Section 3.1</b> , under Natural Heritage System, woodlands are included in a list of “significant natural heritage features and their ecological functions.” Given that all trees are significant and provide invaluable benefits, Aware Essa Supports a much broader approach to tree policy, including an Urban Forestry approach in settlement areas that would include planting and preserving trees in public spaces, boulevards, roadsides, as outlined in our Tree Policy submission.	The natural heritage system of the Township, including significant woodlands, is to be identified and protected by the new Official Plan.  Permissive policies for an urban forestry program could be added to the new Official Plan.
<b>David Guergis – Email dated January 29, 2021</b>		
1.	Floodway OP mapping pre 2006 (Schedule B) be reinstated and that the newer version showing low velocity fingers and puddles be abandoned. The new mapping is in contradiction with Township Zoning By-Law 2003-50. A Floodway is high velocity, the Flood Fringe is low velocity.	New Official Plan will incorporate appropriate flood mapping and provide policies in accordance with Provincial and conservation authority requirements.
<b>K. Robbins - Jones Consulting, on behalf of S. McKeever 8649 Smith Road - Email January 18, 2021</b>		
1.	The County currently designates these lands as Agricultural which limits development to predominantly agricultural and agricultural-related uses; however, in the Township of Essa Official Plan these lands are designated industrial and rural. Are you able to speak to the Township’s involvement in the County MCR process for these lands? Has/will the Township consider requesting the County designate these lands for development?	As noted in the Discussion Paper, there are no proposed changes to the existing settlement areas or their boundaries. Any growth strategy changes would occur in concert with the County MCR which the Township will fully monitor and participate throughout and as required.
<b>Georgina Shelton – Letter dated January 29, 2021</b>		
1.	Regarding the preservation of farmland and protection of the remaining natural features, from what I have read so far, the document is well-written and has covered many or all of the issues I would have expected to see in such a document.	Appreciated and noted.

	<b>Comments</b>	<b>Response</b>
2.	I have concern over the broad array of permitted uses on the lands designated as 'Rural'. While these in theory occur on land of "lower agricultural capability", there are too many examples of failed ventures along highways, county roads, concession roads, and sideroads that look like waste disposal sites and are eyesores on the landscape. Hopefully, there will be discretion and control over permits issued and by-laws requiring clean-up if the ventures fail.	Concerns understood. Permitted uses in each designation should be based on planned use and function for the land use, but at the same time ensure appropriate and controlled development and land use change.
<b>Simcoe County District School Board – Letter dated January 29, 2021</b>		
1.	Simcoe County District School Board Planning staff request policies within each municipality's Official Plan which support the ever changing needs of educational facilities. Many policies in the proposed plan such as active transportation, partnerships, and community uses are directly related to the role schools play in supporting families and children in communities. Planning staff reviewed the Township of Essa Official Plan Review Discussion Paper #1 - Draft and requested a number of specific policies.	Comments are appreciated and specific policy suggestions will be incorporated in to the first Draft of the new Official Plan.
<b>KLM Planning on behalf of Tesmar Holdings Inc. (9078 MacKinnon Road) – Letter dated February 2, 2021</b>		
1.	Suggest that the Township work with the County through that process to ensure a sufficient amount of future growth is allocated to the Township to assist in achieving this objective. Our client has additional land holdings north of their lands within the current Angus Settlement Area Boundary (as shown in the attached OMB decision issued on March 8, 2018 for Case No. PL090519), and will be making submissions to the County requesting the inclusion of those lands within same through that exercise.	As noted in the Discussion Paper, there are no proposed changes to the existing settlement areas or their boundaries. Any growth strategy changes would occur in concert with the County MCR which the Township will monitor and participate throughout and as required.
2.	We would also like to ensure that the portion of our client's lands that are currently within the Angus Settlement Area Boundary as a result of the OMB decision noted above, continue to be identified as part of the Angus Settlement Area in the updated Official Plan.	See above.
<b>NVCA – Email dated January 29, 2021</b>		

	<b>Comments</b>	<b>Response</b>
1.	<p>Please consider providing an overall plan / drawing visually outlining the applicable 2-zone policy areas. Please reconsider identifying the flood fringe associated with the 2-zone policy area. The flood fringe is recommended to be defined as areas which meet NVCA's safe access criteria. This is different than using the 100-year event as the definition of the floodway.</p> <p>The following criteria for flood fringe is recommended to be:</p> <p style="padding-left: 40px;">Maximum depth of flooding of 0.3 m  Maximum velocity of flooding of 1.7 m/s  Combined depth velocity product of 0.4 m<sup>2</sup>/s.</p>	<p>New Official Plan will incorporate appropriate flood mapping and provide policies in accordance with Provincial and conservation authority requirements.</p>
2.	<p>The Township should consider updating the Intensity, Duration and Frequency (IDF) values to account for climate change similar to Springwater / Barrie, etc.</p>	<p>Additional policy direction regarding climate resiliency are proposed for the Plan,</p>
3.	<p>Consider mentioning which LID measures / techniques are acceptable to the Township of Essa or where to source / reference various LID measures</p>	<p>Best practices, including LID, will be incorporated in to the new Plan.</p>
4.	<p>Mention the importance of LID measures to achieve water balance targets and phosphorous pre-development loading rates.</p>	<p>LID measures will be included.</p>
5.	<p>The report notes steep slopes with respect to erosion hazard. There needs to be text / wording around meander erosion too (confined versus unconfined watercourses).</p>	<p>Natural Hazard policies to be included.</p>
6.	<p>Please consider / state the importance to maintain wetlands hydrologically using existing conditions (e.g. overland flow, groundwater migration, hydroperiods, etc.) in post-development conditions.</p>	<p>Wetland policies to be included.</p>
7.	<p>Staff recommend inclusion of additional resources within OP text which address technical aspects of natural heritage-related policies of the Provincial Policy Statement, Growth Plan, and County of Simcoe Official Plan. The OP should address logistics associated with broad-scale and site-specific identification of Key Natural Heritage Features and Key Hydrologic Features. This is required to appropriately implement planning policies related to protection of the Natural Heritage System, with emphasis on Section 4.2.3 and 4.2.4 of the Growth Plan. To accomplish this, several steps are recommended.</p>	<p>Detail policies regarding the natural heritage system that conform to the relevant plans and policies, including the Growth Plan, will be incorporated into the new Official Plan.</p>

	<b>Comments</b>	<b>Response</b>
8.	NVCA staff recommend that the Town consider the inclusion of text within the OP which speaks to opportunities for ecological offsetting related to development applications within the municipality, in scenarios where natural feature removals are permitted under relevant policies.	Ecological offsetting policies to be considered.
9.	NVCA staff recommend providing specific criteria (i.e. minimum education/credentials) to define qualified professionals eligible to submit Environmental Impact Studies, Natural Heritage Evaluations, etc.	Appropriate policies for the preparation and submission of supporting studies by qualified professionals as part of a “complete applications” policy framework for the new Plan.
10.	NVCA staff recommend including an objective in the Official Plan to prioritize the formal evaluation of wetlands within the municipality that remain ‘unevaluated’, through the application of the Ontario Wetland Evaluation System. Staff suggest that such assessments be a requirement in development processes where proponents may propose some form of wetland removal/encroachment.	Request will be reviewed.
11.	Source Water Protection is covered under Direction 1 of Section 3.3 Water Resources. Please advise if the municipality requires the guidance document to assist with policy development. Also it is encouraged that the Town considers mapping Ecologically Significant Groundwater Recharge areas.	The new Official Plan will map all relevant source protection features and functions including significant recharge areas and provide a full policy framework for these mapped features.
12.	Section 3.3 - Direction 2- It is recommended that reference to the maintenance of groundwater recharge as a result of development, both from a natural heritage and infiltration perspective, be included.	Water policies, including groundwater policies to be included.
<b>VIRTUAL OPEN HOUSE</b>		
<b>Darren Vella – Innovative Planning Solutions (IPS)</b>		
	Questions regarding how would Township be considering expansions to the Angus Settlement area?	Comment noted. As noted in the Discussion Paper, there are no proposed changes to the existing settlement areas or their boundaries. Any growth strategy changes would occur in concert with the County MCR which the Township will fully monitor and participate throughout and as required.
<b>Jeff Bolichowski</b>		
	Questions about urban design guidelines and preserving small town feel to Township and settlement areas.	Discussion Paper mentions creating policy framework that would permit the Township to consider establishing design guidelines

	Comments	Response
		and providing policy guidance for appropriate development in defined settlement areas.
<b>Anne Sharpe</b>		
	Questions about natural heritage areas, urban forestry policy and ensuring that development does not clear cut trees.	Comments noted; in particular support for an urban forestry policy.
<b>Name missed</b>		
	Questions about broadband and hi-speed internet.	Noted that telecommunications is a federal jurisdiction and Township has limited role to play. County involvement in the SWIFT initiative was noted.
<b>Janet Lord-Genyk (Aware Simcoe)</b>		
	Questions about climate change and need to address impacts and resiliency.	Comments noted and significant directions provided to incorporate climate resiliency, energy efficiency and related infrastructure policies in the new Official Plan.
<b>Tim Schilling - KLM Planning</b>		
	Question about how settlement area boundary's will be determined and working with the County on its municipal comprehensive review study.	Comment noted. As noted in the Discussion Paper, there are no proposed changes to the existing settlement areas or their boundaries. Any growth strategy changes would occur in concert with the County MCR which the Township will fully monitor and participate throughout and as required.
<b>Peter Kiezebrink</b>		
	Questions regarding requirements to consider and permit additional residential units (secondary units) in the Township.	Township staff confirmed that a municipally initiated process to consider steps to address additional residential units would be considered by Council in the near future.
<b>Janet Lord-Genyk (Aware Simcoe)</b>		
	Question to ensure that Aware Simcoe input and comments are considered in the preparation of the new Official Plan.	Comments received and acknowledged.

# TOWNSHIP OF ESSA OFFICIAL PLAN

- A INTRODUCTION
- B VISION, GOALS, AND OBJECTIVES
  - B.1 INTRODUCTION
  - B.2 RURAL ESSA
  - B.3 NATURAL ESSA
  - B.4 GROWING ESSA
  - B.4 CONNECTING ESSA
  - B.5 RESILIENT ESSA
- C LAND USE STRUCTURE AND GROWTH MANAGEMENT STRATEGY
  - C.1 INTRODUCTION
  - C.2 RURAL ESSA
  - C.3 NATURAL ESSA
  - C.4 SETTLEMENTS
  - C.4 CONNECTING ESSA
  - C.5 CFB BORDEN
- D LAND USE DESIGNATIONS
  - D.1 INTRODUCTION
  - D.2 AGRICULTURAL
  - D.3 RURAL
  - D.4 NATURAL HERITAGE SYSTEM
  - D.5 SETTLEMENT AREA DESIGNATIONS
    - D.5.1 SETTLEMENT RESIDENTIAL
    - D.5.2 SETTLEMENT COMMERCIAL
    - D.5.3 SETTLEMENT EMPLOYMENT
    - D.5.4 ENVIRONMENTAL PROTECTION



- D.5.5 OTHER SETTLEMENT DESIGNATIONS
  - D.6 COUNTRYSIDE RESIDENTIAL
  - D.7 AGGREGATE RESOURCE
  - D.8 MAJOR RECREATION
  - D.9 CENTRE FOR ATMOSPHERIC RESEARCH EXPERIMENTS
  - D.10 WASTE MANAGEMENT
- E OVERLAY DESIGNATIONS
- E.1 INTRODUCTION
  - E.2 SOURCE WATER PROTECTION
  - E.3 MINERAL AGGREGATE POTENTIAL AREAS
  - E.4 WASTE DISPOSAL ASSESSMENT AREAS
  - E.5 CONSERVATION AUTHORITY REGULATORY LIMITS
  - E.6 EXCEPTIONS
- F GENERAL DEVELOPMENT POLICIES
- F.1 LAND USE COMPATIBILITY
  - F.2 CLIMATE CHANGE AND CLIMATE ADAPTION
  - F.3 ENERGY CONSERVATION
  - F.4 HEALTHY COMMUNITIES
  - F.5 HOUSING CHOICE AND HOUSING AFFORDABILITY
  - F.5 EMPLOYMENT AREAS AND EMPLOYMENT LANDS
  - F.6 HERITAGE RESOURCES
  - F.7 COMMUNITY DESIGN
  - F.8 COMMUNITY FACILITIES
  - F.9 PARKS AND TRAILS
  - F.10 NATURAL HAZARDS
  - F.11 HUMAN-MADE HAZARDS
  - F.12 URBAN FORESTRY
- G INFRASTRUCTURE
- G.1 INTRODUCTION
  - G.2 WASTEWATER SERVICING
  - G.3 WATER SERVICING
  - G.4 TRANSPORTATION
  - G.5 ACTIVE TRANSPORTATION
  - G.6 STORMWATER MANAGEMENT

- G.7 TRANSIT
- G.8 UTILITIES AND TELECOMMUNICATIONS

## H IMPLEMENTATION

- H.1 INTRODUCTION
- H.2 INTERPRETATION
- H.3 OFFICIAL PLAN REVIEW, IMPLEMENTATION AND MONITORING
- H.4 PUBLIC CONSULTATION AND ENGAGEMENT
- H.5 COMPLETE APPLICATIONS AND PRECONSULTATION
- H.6 BY-LAWS
- H.7 URBAN DESIGN, ARCHITECTURAL CONTROL AND SITE PLAN CONTROL
- H.8 LAND DIVISION AND COMMITTEE OF ADJUSTMENT
- H.9 EXISTING USES - NON-CONFORMING AND NON-COMPLYING
- H.10 COMMUNITY IMPROVEMENT PLANS
- H.11 MASTER PLANS
- H.12 PARKLAND DEDICATION AND ACQUISITION
- H.13 PUBLIC USES
- H.14 TRANSITION
- H.15 DEFINITIONS

## SCHEDULES

- Schedule A – Land Use and Settlement Structure
- Schedule B – Land Use
- Schedule C1 – Urban Settlement Area - Angus
- Schedule C2 – Urban and Rural Settlement Areas – (Urban Settlement Areas – Angus, Thornton & Baxter; Rural Settlement Areas – Ivy, Utopia & Colwell)
- Schedule D - Transportation
- Schedule E - Overlay Designations/Policy Areas/Exceptions
- Schedule F - Source Water Protection
- Schedule G - Conservation Authority Regulation Limits

## APPENDICIES