

MEMORANDUM



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To: Jordan Kemp
Clerk-Treasurer
Townships of Hudson, Casey, and Harley

From: David Welwood, RPP MCIP
Senior Planner, J.L. Richards & Associates Limited

Re: **Townships of Hudson, Casey, and Harley
Official Plan and Zoning By-law
Special Meeting of Council**

Date: November 22, 2022

JLR No.: 31736

CC:

INTRODUCTION

The Townships of Hudson, Casey, and Harley (the Townships) have retained J.L. Richards & Associates Limited (JLR) to create new Official Plans and Zoning By-laws for the Townships of Hudson, Casey, and Harley.

The purpose of this report is to supplement a special meeting of the three Township Councils scheduled on January 12, 2022, to discuss the requirements for the Townships' Official Plans and Zoning By-laws, provide the public with an opportunity to provide input at the outset of the process, and outline the requirements for the Official Plans and Zoning Bylaws.

BACKGROUND

Land use planning helps municipalities and communities to set goals for growth and development by providing tools to manage change. It balances the provincial, community, and individual interests taking social, economic, and environmental factors into consideration. Land use planning helps in managing land and resources and guides municipalities' decisions about where to: build homes and factories; locate parks and schools; and provide essential public services. Further, land use planning can help shape and protect the 'character' of a community.

An Official Plan is a document that describes policies on how land in a community should be used. An Official Plan, required under the *Planning Act*, establishes a vision for the future of a municipality and provides policy direction to manage future land use patterns and growth. An Official Plan deals with:

- where housing, industry, offices, and shops will be located;
- what services like roads, watermains, sewers, parks and schools will be needed;
- when, and in what order, parts of the community will grow; and
- community improvement initiatives.

Currently there are three (3) Official Plans in-effect, one for each municipality. The Township of Casey Official Plan was approved by the Ministry of Municipal Affairs and Housing (MMAH) on October 28, 1981 and has had two (2) amendments. The Official Plan for the Township of Harley was approved on August 30, 1985 and has had three (3) amendments. The Township of Hudson Official Plan was approved on January 12, 1993 and has had four (4) amendments. Since the Townships' Official Plans came into effect, the Province has made significant updates to the *Planning Act*, as well as the Growth Plan for Northern Ontario 2011 and the Provincial Policy Statement (PPS) 2020.

In 2021, JLR was hired to undertake a new Official Plan and Zoning By-law for each Township. In 2022, the scope of the project was revised to include a Lake Capacity Assessment for lakes within the Township of Hudson's jurisdiction (Twin Lakes (Hammond), Fairy (Frere) Lake, Pike Lake and Bartle Lake). The Study is required in order to support the sections of the Hudson Official Plan and Zoning By-law which permit development adjacent to the aforementioned lakes.

To date, JLR and the Townships held an initial kick-off meeting on March 2, 2022, and a “One Window” Pre-consultation meeting with the Ministry of Municipal Affairs and Housing (MMAH) and partner ministries, on April 4, 2022. The One Window meeting is required as the MMAH is the approval authority for the official plans.

The purpose of the Official Plan and Zoning By-law project is twofold. One, it helps to advance the community's vision, goals and objectives for land use planning. Secondly, it ensures that the land use policy and regulatory framework has regard to matters of provincial interest listed under Section 2 of the *Planning Act*; is consistent with policy statements issued under Section 3 of the *Planning Act*; and conforms with provincial plans or does not conflict with them

Although not required by the *Planning Act*, a special meeting of the three Township Councils is proposed to discuss the Background Report, the progress to date on the Lake Capacity Study, and the proposed policies and provisions that will be included in the new Official Plans and Zoning By-laws. The special meeting is also intended to provide an initial opportunity for the public to provide input regarding matters that should be considered through the review process.

SCOPE OF THE TOWNSHIPS OFFICIAL PLAN AND ZONING BY-LAW PROJECT

The Townships' Official Plans contain general policies for the Townships regarding natural heritage, economy, housing and population, tourism and recreation, cultural heritage, transportation, and services as well as specific policies that apply to rural lands.

The scope of the project includes:

- carrying forward the nine (9) previous amendments to the Townships' Official Plans;
- having regard to matters of provincial interest as listed in Section 2 of the *Planning Act*;
- ensuring consistency with the Provincial Policy Statement 2020;
- ensuring conformity with the Growth Plan for Northern Ontario 2011;
- implementing the findings of the Lakeshore Capacity Assessment for the Hudson Lakes;
- provide new or updated policy for matters such as affordable and attainable housing, additional residential units, short-term rentals, climate change, source water protection, servicing requirements, development charges, parkland dedication, cannabis, Indigenous peoples; and
- other matters as identified through the process.

Planning Act

Several updates to the *Planning Act* have been made since the Townships Official Plans came into effect in 1981, 1985 and 1993. These updates include among other matters:

- replacement of height and density bonusing with community benefit charges (section 37);
- modified parkland dedication requirements;
- shortened timelines for the processing of certain development applications; and
- changed types of matters and reasons for appeals to the Ontario Land Tribunal.

Provincial Policy Statement 2020

The Provincial Policy Statement (PPS) is a consolidated statement of the Province's policies on land use planning that guides decision making in municipalities. The PPS is issued under section 3 of the *Planning Act*. All decisions on land use planning matters, according to the *Planning Act*, “shall be consistent” with the PPS.

The PPS 2020 came into effect on May 1, 2020. The changes made to the PPS were intended to:

- encourage the development of an increased mix and supply of housing;
- protect the environment and public safety;
- reduce barriers and costs for development;
- provide greater predictability;
- support rural, northern, and Indigenous communities; and,
- support the economy and job creation.

PROPOSED ENGAGEMENT STRATEGY

Good communication, engagement, and collaboration are central to the success of every land use planning project. Our approach to stakeholder and public engagement is based on seven key principles: open and transparent; build trust and confidence; flexible and responsive; iterative; meaningful; build capacity, understand and support; and well facilitated. Our proposed strategy uses a variety of techniques that are designed to inform, consult, involve, and collaborate with stakeholders and the public, as well as empower decision makers.

The project is divided into ten (10) tasks. These tasks and corresponding consultation touch points in each of these tasks are summarized in the table below. A detailed consultation plan is provided in Appendix A.

PROJECTED NEXT STEPS

Task	Date
Project Initiation	
1. Startup Meeting/One Window Meeting with MMAH	Completed April 4, 2022
2. Special Meeting of Council	January 12, 2023
3. Final Background Report/Memorandum (and Lake Capacity Study)	February 2023
4. Prepare Digital Base Map	Complete
5. Draft Official Plan and Zoning By-law and Schedules	February 2023
6. Open House	February 2023
7. Draft Review by Province	February to August 2023
8. Final Official Plan and Zoning By-law	August 2023
9. Statutory Public Meeting with Council for OP and ZBL	September 2023
10. Consolidate provincial modifications	December 2023

Traditional lines of communication i.e., email, letters, and phone calls will remain open.

RECOMMENDATIONS

THAT this report to supplement a special meeting of the Council scheduled on January 12, 2023, in relation to Township’s Official Plan review, be received;

AND THAT the comments received as part of the special meeting of the Council be considered in the Official Plan review process.

ATTACHMENT(S)

- Appendix A – Proposed Consultation Plan
- Appendix B – JLR Presentation to Council for Townships Casey, Harley, and Hudson Official Plan Review

J.L. RICHARDS & ASSOCIATES LIMITED

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Reviewed by:



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