



# THE COUNTY OF LENNOX & ADDINGTON OFFICIAL PLAN

Presentation to Council on Adoption of Official Plan

September 30, 2015

# Overview of Process

- Project initiation – October 29, 2013
- Introductory open houses – January 21 and 22, 2014
- Preparation of Issues Paper – April 2014
- Preparation of First Draft – May 2014
- Preparation of second draft and circulation to local municipalities – August 2014
- Open houses – December 3 and 9, 2014
- Initial comments received from Province on March 31, 2015
- Meetings with Province – April 21 and May 11, 2015
- Meetings with local municipalities and Province – May and June 2015
- Preparation of Draft for Public Meeting
- Public meeting – July 29, 2015
- Final version and Council Adoption – September 30, 2015



# Components of Final Official Plan

## The proposed Official Plan is divided into the following parts:

- **Part A** contains the basis for the Official Plan, the Vision and Principles that are intended to provide the basis for the interpretation of policy;
- **Part B** contains the County's growth management policy framework;
- **Part C** contains policies on the four land use designations that are shown on Schedule A;
- **Part D** contains policies on primarily natural heritage features (some of which are shown on Schedule B) and resource areas and other constraints and opportunities identified on Schedule C;
- **Part E** contains general development policies, including those relating to transportation (with the transportation network shown on Schedule D); and,
- **Part F** contains policies on implementation.



# Land Use Designations

## Four land use designations:

**Urban Areas/Rural Settlement Areas** – The settlement areas in the County are divided into urban areas (Napanea, Bath, Odessa and Amherstview), and rural settlement areas. **The boundaries are the same as in local approved Official Plans.**

**Agricultural Area** - This designation applies to lands that are considered to be the County's prime agricultural area. **The boundaries of this designation are the same as in the local Official Plans.**

**Rural Area** - This designation applies to all lands outside of the urban areas and rural settlement areas and which are not within the Agricultural Area designation. **The boundaries of this designation are also the same as in the local Official Plans.**

**Environmental Protection Area** - This designation applies to all Provincially Significant Wetlands as identified by the Ministry of Natural Resources.



# Description of Schedules

## **Schedule A – Contents**

- Land use designations;
- Major transportation elements; and,
- Crown Land, Provincial Parks and Conservation Reserves

## **Schedule B – Contents (schedule for information purposes only)**

- Provincially significant wetlands (coastal wetlands no longer proposed to be shown);
- Provincial and Regional Areas of Natural and Scientific Interest;
- Significant wildlife habitat areas (primarily deer); and,
- Dark Sky Viewing Area.



## Description of Schedules (cont'd)

### **Schedule C – Contents (schedule for information purposes only)**

- Selected sand and gravel resources of primary and secondary significance (comes from Province);
- Selected Bedrock Area – no longer shown;
- Areas of mineral potential (copper, zinc, garnet, gold, silver, mica);
- Licensed mineral aggregate operations pursuant to the Aggregate Resources Act;
- Known karst topography (northern Greater Napanee and central and southern Stone Mills);
- Abandoned mines where locations have generally been confirmed (13 in total); and,
- Active waste disposal sites.



## Description of Schedules (cont'd)

### Schedule D – Contents

- Provincial highways;
- Major County arterial roads (existing and proposed – extension of Taylor Kidd Boulevard);
- County urban and rural arterial roads;
- County urban and rural collector roads;
- Local roads;
- Cataraqui Trail;
- Trans-Canada Trail; and,
- Waterfront Trail.



# Amendments to the County Official Plan

- Amendments to the County OP would not be required for any use of any scale that is proposed within the boundaries of an urban area or rural settlement area.
- Within prime agricultural areas and the Agricultural Area designation, the uses permitted in the County OP are exactly as they are within the PPS. If a non-agricultural use is proposed within a prime agricultural area, the County OP will provide for the consideration of such a non-agricultural use through an amendment to the local Official Plan only.
- The uses permitted within the Rural Area designation are exactly as they are within the PPS. In addition, the County OP defers to local municipalities with respect to rural lot creation.
- Amendments to the County OP would also not be required to support the establishment of a new pit or quarry, or the expansion of an existing pit or quarry.
- For lands within the Environmental Protection Area designation, the OP clearly indicates that the boundaries can be refined without the need for an Official Plan Amendment.
- Notwithstanding the above, County Council can initiate an amendment.





# Public Meeting Comments

## Comment:

- Concerns expressed by seven members of the public residing in the Wilton and Mud Lake Road areas regarding solar farm development and related traffic and future pit and quarry development

## Response:

- Solar farm development issues noted
- Concerns about future pit and quarry development also noted and it is recognized that a future review of bedrock resource area mapping is required (to be discussed later)

## Comment:

- Concerns also expressed about limited amount of land included in Environmental Protection Area designation in County OP



## Public Meeting Comments (cont'd)

### Response:

- Only Provincially significant wetlands currently identified
- Other environmental areas shown on Schedule B
- County to establish a natural heritage system in the future (to be discussed later)
- Minor change made to Section D1.12.13 to ensure that regard is had to local mapping

### Comment:

- Brief comments made on extent of Environmental Protection Area designation on Pye property in Bath
- Previous concerns have been addressed with the removal of coastal wetlands from the schedule

### Response:

- Comments noted – coastal wetlands to be considered when natural heritage system established



# Bedrock Resource Area Mapping Issues

## Comment:

- Concerns expressed about accuracy of bedrock resource area mapping provided by the Province

## Response:

- Further analysis required with the result incorporated into Official Plan through a future Amendment
- Bedrock resources areas are not shown on Schedule C
- New policy added that commits Council to dealing with issue within 12 to 18 months of Council adoption of Official Plan
- Future report to Council planned to review issue and identify options
- A key consideration is that the identification of bedrock resource areas does not restrict the submission of applications in other non-mapped areas



# Natural Heritage System

## Comment:

- Interest expressed by public at public meeting on the timing of the development of a natural heritage system

## Response:

- 2014 Provincial Policy Statement requires that natural heritage systems be mapped below the Canadian Shield
- Local Official Plans already contain many of the elements of a natural heritage system
- Other information from the Province, the Conservation Authorities and members of the public to also be considered
- New policy added to Official Plan that commits Council to initiating preparation of natural heritage system within three years of approval
- Future report to Council planned in 2016 to review issue and identify options



## Other Matters

### Comment:

- Minor changes made to housing forecast policy to provide flexibility to local municipalities
- County Official Plan has been amended to be consistent with Greater Napanee adoption of OPA 33 (Benn's Point)
- Language used in source protection policy framework has been modified at the request of the Province
- Other minor policy changes made to the Environmental Impact Study requirements section and Transportation section
- Other editorial changes made as required (for example – all references to 2035 now say 2036)

# Recommendation

- It is my opinion that the Official Plan is consistent with the Provincial Policy Statement
- All requirements of the Provincial Policy Statement have been appropriately incorporated in the Official Plan (for example: forecasts)
- The Official Plan has also been supported by the local municipalities through their planners and consultants
- It is therefore recommended that the Official Plan be adopted by Council



## After Adoption

- The County has 15 days after adoption to forward the Official Plan and all supporting documents and comments received to the Province
- The Province will then circulate the Official Plan as appropriate to other Provincial agencies to determine if modifications are required
- If modifications are required, the draft modifications will be sent to the County and reviewed and if acceptable to the County, the Province will require a Council resolution to that effect.
- There will be a 20 day appeal period following the decision made by the Province
- It is anticipated that the Province will make a decision within six months.
- Once approved, all planning decisions are required to conform to the County Official Plan



## Approval Authority Implications

- Once the Province approves the Official Plan, the approval authority for local Official Plans and Amendments and Plans of Subdivision/Condominium are transferred to the County;
- County will require Ministry approval to further delegate the approval of Official Plans and Amendments to local municipalities;
- County can delegate approvals for Plan of Subdivision/Condominium to local municipalities at its own discretion;
- Any local Official Plan or Amendment that is considered to be a 'local Official Plan update' will require County approval; and,
- Local Official Plans will need to be updated to conform to County Official Plan.





Questions?