Township of Russell

Official Plan Review
Final Policy Directions Report

June 2024

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Municipalité de
RUSSELL
Township

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Image Source: Russell Township (www.russell.ca)

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TABLE OF CONTENTS

1 INTRODUCTION 1

1.1 What is an Official Plan? 1

1.2 Why is the Official Plan Being Reviewed? 3

1.3 How does the Official Plan Review affect the Zoning By-law? 3

1.4 Policy Directions Report Overview 4

2 REQUIRED CHANGES TO THE TOWNSHIP'S OFFICIAL PLAN 5

2.1 Provincial Legislation Updates 5

2.1.1 Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) 5

2.1.2 More Homes for Everyone Act, 2022 (Bill 109) 7

2.1.3 More Homes Built Faster Act, 2022 (Bill 23) 7

2.1.4 Bill 97 – Helping Homebuyers, Protecting Tenants Act, 2023 9

2.2 Provincial Policy Statement, 2020 10

2.2.1 Key Provincial Policy Changes 10

2.2.2 Recommended Updates to the Township OP 12

2.3 United Counties of Prescott and Russell Official Plan (2022) 12

2.3.1 Growth Management Strategy Update (2022) 12

2.3.2 Key County OP Policy Changes 20

2.3.3 Recommended Updates to the Township OP 21

3 KEY LOCAL POLICY ISSUES 22

3.1 Housing 22

3.1.1 Policy Recommendations 23

3.2 Other Local Policy Issues 25

3.2.1 Policy Recommendations 25

4 NEXT STEPS.....29

APPENDICES

Appendix A – Provincial Policy Statement, 2020 Review
Appendix B - Recommended Changes to the Township's OP to Conform with the County OP

FIGURES

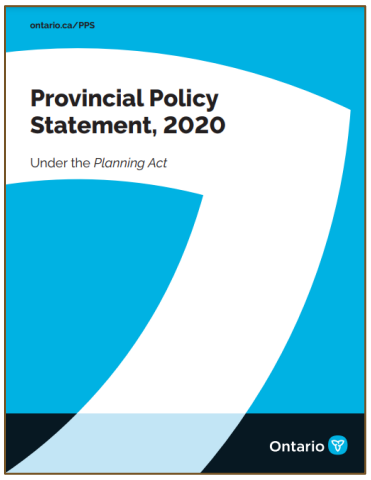
Figure 1-1: United Counties of Prescott and Russell Map (County OP, September 2022).....2
Figure 2-1: Changes to the Settlement Area Boundary of the Village of Russell recommended in the Settlement Area Expansion Report (WSP, 2021)..... 15
Figure 2-2: Changes to the Settlement Area boundary of the Village of Russell implemented in County OP Schedule 2A (Approved July 7, 2023) (Excerpt) (see red outline) 16
Figure 2-3: Changes to the Settlement Area Boundary of the Village of Embrun recommended in the Settlement Area Boundary Expansion Report (WSP, 2021)..... 17
Figure 2-4: Changes to the Settlement Area boundary of the Village of Embrun implemented in County OP Schedule 2A (Approved July 7, 2023) (Excerpt) (see red outline) 18
Figure 2-5: Changes to the 417 Industrial Park Boundary recommended in the Settlement Area Boundary Expansion Report (WSP, 2021)..... 19
Figure 2-6: Changes to the 417 Industrial Park boundary implemented in County OP Schedule 2A (Approved July 7, 2023) (Excerpt) (see red outline)..... 20
Figure 3-1: Proposed Special Study Area for Future County Comprehensive Review 26

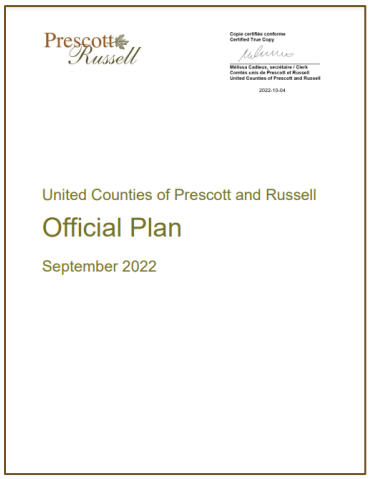
1 Introduction

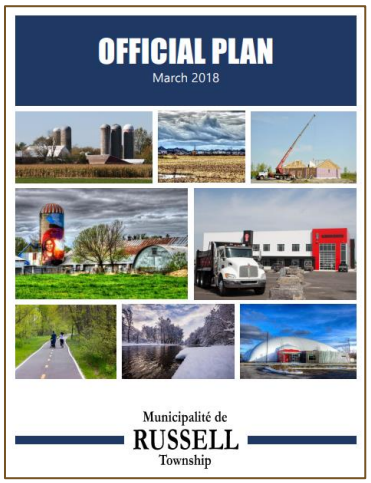
The Township of Russell ("the Township") is undertaking a review of its Official Plan ("OP") pursuant to Sections 17 and 26 of the Planning Act, which sets out the requirements for how municipal official plans are to be administered and updated in Ontario. The Township's current OP guides growth and development in the Township to the year 2036; it was adopted by Council in January 2018 and approved by the United Counties of Prescott and Russell ("the County") in March 2018. Since that time, key provincial and regional policy changes have taken place, and new land use planning issues in the Township have emerged.

The Township is also currently undertaking a Water and Wastewater Servicing Master Plan, Transportation Master Plan, and Housing Needs Assessment and Action Plan. Further, it is anticipated that the Township will undertake an update to the Parks and Recreation Master Plan in the near term. Changes to the Township's OP will be coordinated with these concurrent studies, as appropriate.

This Policy Directions Report ("Report") provides an overview of the provincial, regional, and local policy changes to be addressed in the Township's OP and provides recommendations for key policy updates to guide growth and development in the Township to the year 2046.







1.1 What is an Official Plan?

An Official Plan (OP) is a living document that applies to all lands within the Township. It expresses a vision and objectives for the community and establishes land use designations and associated policies to help guide and direct growth and development over a planning horizon of 25 years. OPs direct where development should be located, how infrastructure and public works are to be planned, how prime agricultural areas are to be protected, and how cultural and natural heritage features

and areas are to be protected and conserved. The use and development of individual parcels of land must conform to the OP, which establishes specific policies related to lot creation, zoning, and site plan control.

The Planning Act sets out matters of provincial interest and the authority and responsibilities of municipalities to create Official Plans and Zoning By-laws. These matters of provincial interest are further addressed in the Provincial Policy Statement, 2020 ("PPS"). The PPS contains policy directions applicable to all municipalities across Ontario, and municipal OPs must be consistent with the PPS. The PPS policies are reflected in the new United Counties of Prescott and Russell Official Plan (Approved by the Ministry of Municipal Affairs and Housing on July 7, 2023) ("County OP").

The County OP is the upper-tier municipality that provides guidance and direction to growth and development, redevelopment and/or conservation activities for the eight (8) local municipalities that make up Prescott and Russell (see **Figure 1-1**): the City of Clarence-Rockland, the Town of Hawkesbury, the Municipality of Casselman, the Township of Alfred and Plantagenet, the Township of Champlain, the Township of East Hawkesbury, The Nation Municipality, and the Township of Russell.

Figure 1-1: United Counties of Prescott and Russell Map (County OP, September 2022)

The County OP contains a series of policies to guide the United Counties of Prescott and Russell Council, municipal staff, and local municipal Councils and staff in their land use planning decisions. The policies intend to protect the economic and ecological value of agricultural land, water, and mineral resources, among other matters.

The County is the approval authority for the Township's OP, which must conform to the policies in the County OP. The role of the Township's OP is to guide physical land use change, growth, and development within the following specific areas:

— the Township's four villages (Embrun, Russell, parts of Limoges, and parts of Marionville);

— the Commercial Park; and

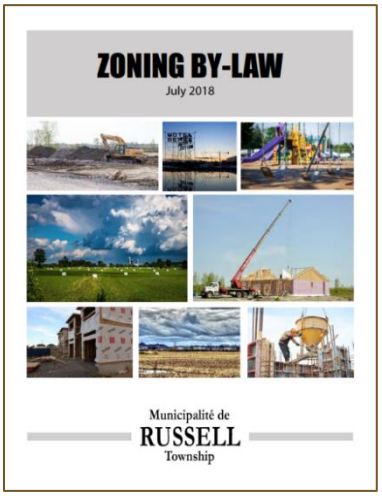
— the Highway 417 Industrial Park.

1.2 Why is the Official Plan Being Reviewed?

Typically, new municipal official plans must be reviewed and updated 10 years after they first come into effect, and every five (5) years thereafter. However, the Planning Act also requires that lower-tier municipal official plans must be updated to conform with the policies of an upper-tier municipality within one (1) year of those policies taking effect.

The Township's current OP was last updated in 2018 to be consistent with the PPS, 2014 and to conform with the 2016 County OP, which were in effect at that time. Since 2018, the PPS was updated in 2020, and the County OP was updated and approved by the Ministry of Municipal Affairs and Housing (MMAH) on July 7, 2023. Several significant changes to the County OP include: expansions of the Settlement Area boundaries within the Township, and updates to growth management forecasts and policies for a 25-year planning horizon, to the year 2046. These provincial and regional policy changes affect land use planning in the Township and must be reflected in the Township's OP.

Additionally, the OP review process provides an opportunity for the Township to engage with the community on key local land use planning issues that impact residents.



1.3 How does the Official Plan Review affect the Zoning By-law?

The Official Plan (OP) establishes a long-term vision, goals, objectives, land use designations and associated policies to manage growth and development across the whole Township.

The Township's Zoning By-law (ZBL) implements and must conform to the OP, establishes Zones to implement the OP land use designations, and sets out permitted uses and specific lot and building requirements (e.g., minimum setbacks, maximum building heights) for each Zone.

The ZBL will be updated concurrently with the OP, providing updated definitions and regulations to conform with changes resulting from the OP Review.

1.4 Policy Directions Report Overview

This Report is organized in two main sections:

- **Section 2** identifies the minimum policy changes that the Township is required to implement in their OP to be consistent with Provincial legislation and the PPS, 2020, and to conform with the recently approved County OP policies; and
- **Section 3** explores several key local land use planning issues that have emerged or evolved since the Township's last OP review in 2018. These are issues where the Township has more flexibility to establish policies which address the local context and opportunities, and will be informed by direct input from local residents. For example, while the PPS, 2020 directs municipalities to provide for a range and mix of housing options, it is up to the Township to develop policies to guide the types of housing options that should be permitted to reflect the local residential character and community needs.

This Report also contains the following appendices:

- **Appendix A** presents a review of changes to the PPS, 2020 and identifies where updates are needed in the Township OP for consistency; and
- **Appendix B** contains a review of changes to the County OP, which require updates to the Township OP for conformity.

Source: https://www.russell.ca/

2 Required Changes to the Township's Official Plan

2.1 Provincial Legislation Updates

Since the Township's OP was last updated in 2018, there have been several key updates to Provincial legislation in Ontario that must be reflected in the Township's OP. These updates have introduced changes to the Planning Act through numerous Bills and Acts. The key points of these Bills and Acts which are in effect at the time of this Report and which have potential impacts to land use planning in the Township are summarized below.

As part of the OP Review process, any new legislation that has impacts to land use planning matters will be reviewed and integrated into the new OP, as appropriate.

2.1.1 Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)

Bill 185 (Cutting Red Tape to Build More Homes Act, 2024) received Royal Assent from the Province of Ontario on June 6, 2024, and resulted in significant changes to the ability to file appeals of Planning Act decisions to the Ontario Land Tribunal (OLT), among other changes. Those changes which are most relevant to the Township's OP review are summarized below:

- **Pre-Application Consultation Requirements**

  Municipalities are not permitted to require pre-application consultation meetings with development applicants for Official Plan Amendments, Zoning By-law Amendments, site plan approval, and draft plans of subdivision; these meetings are now voluntary. If an approval authority deems an application to be incomplete, applicants can also bring motions to the OLT before filing an application, which can decide whether a requirement to provide certain information as part of a complete application is reasonable. However, Official Plans can still provide policies to require certain information to be submitted with an application.

- **Fee Refunds**

  The application fee refund requirement introduced through Bill 109 for failure to decide on Zoning By-law Amendment and Site Plan Control applications is repealed. Application fees will not need to be refunded by municipalities. However, the timelines remain for rights to appeal: 60 days after receipt of a Site Plan, 90 days after receipt of a Zoning By-law Amendment and 120 days after receipt of an Official Plan Amendment. The

previous refund rules apply to any application received before the changes in Bill 185 come into effect.

— **Changes to Appeal Rights – Third party appeals**

Third party appeals are no longer permitted for municipally approved Official Plans, Official Plan Amendments, Zoning By-laws, and Zoning By-law Amendments; only appeals by the Minister of Municipal Affairs and Housing and (where applicable) the approval authority, "specified persons", public bodies, and registered owners of land that an Official Plan or Zoning By-law applies to, provided oral or written submissions were made to the municipality prior to adoption. "Specified persons" now includes NAV Canada, airport operators, aggregate and environmental compliance permit holders with sites within 300 metres and the owners of any such sites, as well as power generation corporations, oil and gas utilities, railway companies, and telecommunications companies, for example.

Ratepayer groups, industry organizations, and other members of the public no longer have the right to appeal to the OLT any municipally approved Official Plan, Official Plan Amendment, Zoning By-law, Zoning By-law Amendment, draft plan of subdivision, site plan or minor variance. However, these groups may still seek party status where an appeal has been made by a "specified person" or "public body" or "registered owner".

Third party appeals that had been filed prior to Bill 185, and for which no hearing on the merits had been scheduled before April 10, 2024, are deemed to have been dismissed as of June 6, 2024.

— **Changes to Appeal Rights – Settlement Area Boundary Expansions**

Applications for Official Plan and Zoning By-law Amendments that propose to add land to an area of settlement can now be appealed to the OLT.

— **Exemptions from the Planning Act**

Certain classes of post-secondary institutions are exempted from the Planning Act, including publicly assisted universities, as well as colleges and universities federated or affiliated with a public assisted university. The Minister has also been given the power to make regulations that would exempt "community service facilities" of school boards, long-term care homes, and hospitals from all or part of the Planning Act.

The Minister can also make regulations exempting single detached, semi-detached, or row house dwellings from Part V of the Planning Act (Land Use Controls, which includes Zoning By-laws and site plans, or any regulation made under Section 70.2 (Regulations re development permit system, also known as Community Planning Permit System (CPPS)), if prescribed criteria are met.

The Minister can also make regulations setting out specific requirements and standards with respect to:

- Any additional residential units in single detached, semi-detached or rowhouse dwellings;
- Additional residential units in a building or structure ancillary to such dwellings; and
- A parcel of land where such residential units are located or a building or structure within which such residential units are located.

To date, no regulations for any of these matters have been proposed.

2.1.2 More Homes for Everyone Act, 2022 (Bill 109)

The Province of Ontario's Bill 109 (More Homes for Everyone Act, 2022) received Royal Assent on April 14, 2022. The Bill made various changes to the Development Charges Act, 1997, the New Home Construction Licensing Act, 2017, the Ontario New Home Warranties Plan Act, and the Planning Act. The intent of this Bill is to refine the planning process to build new housing and it accomplishes that by creating more authorities for the Minister, providing new tools for municipalities, and implementing penalties for failure to process applications quickly. Relevant changes related to the Township's OP review and required changes to the OP are summarized as follows:

- **Approvals Process and Fees Refund**

  Changes to Section 34 of the Planning Act required municipalities to refund development application fees for Official Plan Amendments, Zoning By-law Amendments, and Site Plan Control applications that are not processed within the prescribed timelines. The required refunds increase from 50% to 100% over time, meaning that the longer a municipality takes to provide a decision on these applications, the more it may cost the municipality. **However, these changes to the Planning Act have since been repealed through Bill 185 as summarized in Section 2.1.1.**

2.1.3 More Homes Built Faster Act, 2022 (Bill 23)

The More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent on November 28, 2022 and enacted changes to a number of Provincial Acts, including: the Planning Act, Development Charges Act, Municipal Act, Conservation Authorities Act, Ontario Heritage Act, and Ontario Land Tribunal Act. Additionally, there are planned changes to O. Reg 232/18 regarding inclusionary zoning, changes to the Ontario Wetland Evaluation System, and to the Ontario Building Code.

Relevant changes related to the OP Review and concurrent ZBL review are summarized below:

- **Permitting Additional Residential Units**

  Changes to Sections 16, 17, 22, 34 and 35 of the Planning Act, direct municipalities to implement policies and regulations that permit up to three (3) residential units in a single dwelling, or a residential unit in an ancillary building when the primary dwelling contains no more than two (2) residential units. The changes do not permit appeals with regard to OP policies and zoning provisions that authorize additional residential units in serviced residential areas.

  These permissions are reflected in Section 7.6.3.2 Additional Residential Units of the County OP, which states that "Local municipal official plans and implementing zoning by-laws will contain detailed policies and requirements relating to additional residential units which shall be implemented "as of right" provided they are compliant with other relevant provincial requirements and other policies of this Plan. Local municipalities shall develop local policies and zoning regulations that establish appropriate standards, which protect neighbourhood character, public health and safety, and enjoyment of abutting properties without unduly restricting the creation of such dwelling units." As such, **the Township OP is required to contain policies to permit additional residential units in conformity with the County OP.**

- **Limiting Site Plan Control**

  The Planning Act currently establishes the right for municipalities to enact a site plan control area. Bill 23 amends the Act to exclude development of no more than 10 residential units from site plan control. In addition, site plan control may no longer consider the exterior design of buildings except as it relates to sustainable design, the protection of adjoining lands, and matters of health and safety. See also **Section 2.1.4** for further amendments related to site plan control enacted through Bill 97.

- **Changes to Parkland Conveyance**

  Changes to Sections 42 and 51.1 of the Planning Act reduce the maximum parkland conveyance rate for development, and the requirement for a municipality to produce a parks plan before passing a parkland dedication rate. Changes also make exemptions to parkland dedication for additional residential units and non-profit housing developments.

  To address changes to parkland dedication requirements, **municipalities are unable to implement the parkland dedication policies in an OP until a parks plan is developed. The Township anticipates undertaking an update to the existing Parks and Recreation Master Plan (2015), which should be coordinated with any changes to OP policies.**

- **Draft Plan of Subdivision Applications – Public Meeting Not Required**

  Section 51 of the Planning Act is amended to remove the requirement to hold a public meeting prior to approval of a Draft Plan of Subdivision application.

- **Appeal Rights and Planning Responsibilities for Conservation Authorities**

  Under a new Section 1(4.1) of the Planning Act, Conservation Authorities lose their appeal rights for Official Plans, Zoning By-laws, and amendments, as well as interim control by-laws, minor variances, consents, and plans of subdivision, except where the appeal relates to Natural Hazard policies as per Section 3.1 of the PPS, 2020 or any successive policies (excluding wildland fire policies).

  Additionally, The Conservation Authorities Act, 1990, is amended to limit the purview of Conservation Authorities to focus on natural hazards and groundwater. The amendment further limits Conservation Authorities' responsibilities to review and comment on planning applications, either on behalf of the municipality or on their own.

2.1.4 Bill 97 – Helping Homebuyers, Protecting Tenants Act, 2023

On April 6, 2023, the Ontario Government tabled Bill 97 – Helping Homebuyers, Protecting Tenants Act, 2023. Bill 97 amends a number of Provincial Acts, including the Planning Act, Municipal Act, Ministry of Municipal Affairs and Housing Act. Development Charges Act, Building Code Act, Residential Tenancies Act, and City of Toronto Act. On June 8, 2023, Bill 97 received Royal Assent. Changes to the Planning Act include:

- Refining the **definition of 'area of employment'**, which further clarifies what uses are permitted and what uses are prohibited for the purposes of protecting employment areas from incompatible land uses. The definition is as follows:

  "area of employment" means an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:

  1. The uses consist of business and economic uses, other than uses referred to in paragraph 2, including any of the following:

     i. Manufacturing uses.

     ii. Uses related to research and development in connection with manufacturing anything.

     iii. Warehousing uses, including uses related to the movement of goods.

     iv. Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii.

     v. Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.

     vi. Any other prescribed business and economic uses.

  2. The uses are not any of the following uses:

     i. Institutional uses.

ii. Commercial uses, including retail and office uses not referred to in subparagraph 1 iv.

- Amends changes made to the Planning Act through Bill 23 to exclude development for residential purposes on a parcel of land from site plan control, if that parcel of land will contain no more than 10 residential units, **unless the parcel of land includes any land in a prescribed area. Ontario Regulation 254/23 identifies the following prescribed areas:**
  - Any area within 300 metres of a railway line, other than certain exclusions specified in the O. Reg.; and
  - Any area that is within 120 metres of a wetland, the shoreline of the Great Lakes-St. Lawrence River System, an inland lake, or a river or stream valley that has depressional features associated with a river or stream, whether or not it contains a watercourse.

2.2 Provincial Policy Statement, 2020

The current Provincial Policy Statement ("PPS") came into effect on May 1, 2020 and replaced the former PPS, 2014. The PPS, 2020 provides high-level land use planning policy direction for all municipalities across Ontario on matters of provincial interest.

2.2.1 Key Provincial Policy Changes

The following is a summary of key changes to the PPS, 2020 that must be reviewed as part of the Township's OP, to ensure the OP is consistent with the PPS policy direction.

1. Increased emphasis on the provision of a range and mix of "affordable and market-based" housing options, specifically identifying housing options such as single-detached, additional residential units, and multi-unit housing in addition to affordable housing and housing for older persons. (Section Policy 1.1.1.b)
2. Providing further direction to the previous policy, to promote cost-effective development patterns, identifying the need to integrate land use planning, growth management, transit-supportive development, intensification, and infrastructure planning, which will help to achieve cost-effective development patterns. (Policy 1.1.1.e)
3. Increased recognition of the need to prepare for the regional and local impacts of a changing climate. (Policy 1.1.1.i)
4. Ensure sufficient land is available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, as opposed to 20 years. (Policy 1.1.2)

5 A new policy permits adjustments of settlement area boundaries outside of a comprehensive review, provided:

   a There would be no net increase in land within the settlement areas;

   b The adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality;

   c Prime agricultural areas are addressed in accordance with the policies governing comprehensive reviews and the protection of prime agricultural areas; and

   d The settlement area to which lands would be added is appropriately serviced and there is sufficient infrastructure capacity to service the lands. (Policy 1.1.3.9)

6 Strengthened policies to avoid or minimize adverse effects from incompatible land uses (Policy 1.2.6.1), and new policies that regulate the instances where avoidance is not possible with the intent of protecting employment areas for long-term use and preventing the development of inappropriate sensitive land uses. (Policy 1.2.6.2)

7 New policies regarding Employment Areas that require separation and transition from sensitive land uses (Policy 1.3.2.2), the prohibition (or restriction) of sensitive land uses within an employment area (Policy 1.3.2.3), and rules restricting the conversion of employment areas to permit other uses. (Policy 1.3.2.5)

8 Requirement to maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification, as opposed to 10 years. (Policy 1.4.1)

9 Strengthened support for the provision of all housing options and intensification, particularly requiring transit-supportive development and intensification in proximity to transit. (Policy 1.4.3)

10 Increased requirements regarding water and wastewater servicing that prefers full municipal servicing within settlement areas, and further regulates private communal water and sewage services and individual on-site water and sewage services, and additionally regulating the instances where partial services may be permitted. (Policy 1.6.6.4)

11 Increased requirements to engage with Indigenous Communities, requiring that their interests be considered when identifying, protecting and managing cultural heritage and archaeological resources as opposed to solely in conserving the same. (Policy 2.6.5)

12 Changes to defined terms, including "cultural heritage landscape", "housing options", "Impacts of a changing climate", "residential intensification", and "woodlands". (Section 6.0)

2.2.2 Recommended Updates to the Township OP

Recommended changes to the Township OP to be consistent with the PPS, 2020 are presented in the PPS, 2020 Review Table, included as **Appendix A** to this Report**.**

Key recommended changes to the Township OP include:

- Increasing the planning horizon from 20 years to 25 years, to reflect the growth forecasts and planning to the year 2046 included in the County OP;
- Completing overall minor language updates to more closely align with the intent of PPS policies;
- Providing stronger emphasis in preparing for the regional and local impacts of a changing climate throughout the OP;
- Creating more direct policy linkages between intensification and supporting the potential for future expansion of transit;
- Updating administrative policies regarding Settlement Area Boundary changes;
- Expanding requirements for consultation, engagement, and coordination with Indigenous communities;
- Providing stronger protections for Employment Areas, and more explicit requirements for separation of incompatible uses; and
- Updating policies regarding full and partial servicing.

2.3 United Counties of Prescott and Russell Official Plan (2022)

The United Counties of Prescott and Russell ("County") undertook a formal comprehensive review, as per the PPS, 2020 to update its OP, which was approved by the Ministry of Municipal Affairs and Housing on July 7, 2023. As previously noted, the comprehensive review included the development of new long-range growth forecasts for a 25-year planning horizon to the year 2046, further detailed in **Section 2.3.1** of this report, as well as policy updates to ensure the County OP is consistent with the PPS and legislative changes introduced by the Province.

The following sections provide a summary of key changes in the County OP.

2.3.1 Growth Management Strategy Update (2022)

The Growth Management Strategy Update ("GMS") for the County was prepared by Hemson on March 30, 2022, to develop long-range population, housing, and employment growth forecasts and determine associated land needs to the year 2046. The result of the GMS is a growth

forecast for residential and employment uses across the lower-tier municipalities in the County, and also identifies recommended changes to settlement area boundaries to accommodate the forecast growth.

For the County as a whole, the GMS forecasts the population to grow from 98,180 in 2021 to 125,000 in 2046, a change of 26,820 new residents, which would represent approximately 12,360 new households. For the Township of Russell, the GMS forecast a population growth from 20,160 in 2021 to a population of 30,740 in 2046, a change of 10,580 residents with 4,320 new households. The Township was also allocated 2,940 new jobs for the same period, resulting in 7,960 total jobs in 2046.

The GMS also contains a land needs assessment which evaluates how much land is required in the Township to accommodate the forecast growth. It was identified that an additional 163.8 gross hectares will be required within the Russell and Embrun Settlement Areas to accommodate 1,962 residential units, and an additional 104.9 gross hectares will be required to accommodate employment growth in the 417 Industrial Park. The County worked closely with the lower-tier municipalities, including the Township, to identify suitable residential and employment lands to accommodate growth forecasted to the year 2046.

The Township retained WSP Canada Inc. (WSP) in 2021 to prepare a report called "Settlement Area Expansion for the United Counties of Prescott and Russell Official Plan Review" (Settlement Area Expansion Report) to provide input to the County's comprehensive review. The Settlement Area Expansion Report pertained only to the Township of Russell and was intended to justify an expansion to the Township's Settlement Area Boundaries to accommodate forecasted growth over the 25-year planning horizon, to the year 2046. The Settlement Area Expansion Report evaluated candidate lands to inform the County's comprehensive review based on the PPS, 2020, County and local land use planning policy, and various technical inputs. The analysis considered natural areas, prime agricultural areas, servicing feasibility, available infrastructure, planning principles, and Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) guidelines in identifying suitable expansion areas. Ultimately, the Settlement Area Expansion Report recommended changes to the Russell and Embrun Settlement Areas, as well as the 417 Industrial Park that would be able to accommodate the forecasted residential and employment growth to 2046. On April 19, 2022, County Council approved the recommendations of the Settlement Area Expansion Report, resulting in changes to the County OP Schedules to include many of the recommended Settlement Area boundary and Employment Area boundary changes. These changes must now be reflected in the Township's OP and Schedules, and are detailed in the following sections.

Changes to the Russell Settlement Area

In the Village of Russell, several parcels of land designated Agricultural were recommended for inclusion into the Settlement Area boundary. Ultimately, the County approved additional

residential lands to be included to the north of the existing Settlement Area boundary, and none to be added in the southwest. The additional lands redesignated from Agricultural to Settlement Area are identified as parcels G1 and G in **Figure 2-1**, and in the County OP Schedule 2A in **Figure 2-2**.

Changes to the Embrun Settlement Area

Changes recommended to the Village of Embrun Settlement Area are illustrated in **Figure 2-3** and included additions to the Settlement Area designation, the removal of lands designated Settlement Area and conversion to Rural Area, and the conversion of several parcels from Employment Area to Residential and Rural Area.

Parcels B, C, D, and E7 in **Figure 2-3** were recommended for inclusion into the Settlement Area on the northern side and the extreme western end of the village, adding approximately 143.6 gross hectares of lands for residential uses. Parcels E5 and E6 in **Figure 2-3** were recommended to be redesignated from employment areas to residential areas within the Settlement Area boundary, in part because the area and shape of parcels is too small and disconnected to be effectively used for employment purposes, and its proximity to residential and sensitive land uses is also a land use compatibility concern for employment uses.

Several other parcels bordering the Castor River, E2, E3, and E4, shown in **Figure 2-3**, were redesignated from within the Settlement Area boundary to a Rural designation, due in part to their proximity to the Castor River and the low feasibility for servicing these lands.

All of the areas recommended for changes were accepted by the County and adopted in the new County OP Schedule 2A illustrated in **Figure 2-4**.

Figure 2-1: Changes to the Settlement Area Boundary of the Village of Russell recommended in the Settlement Area Expansion Report (WSP, 2021)

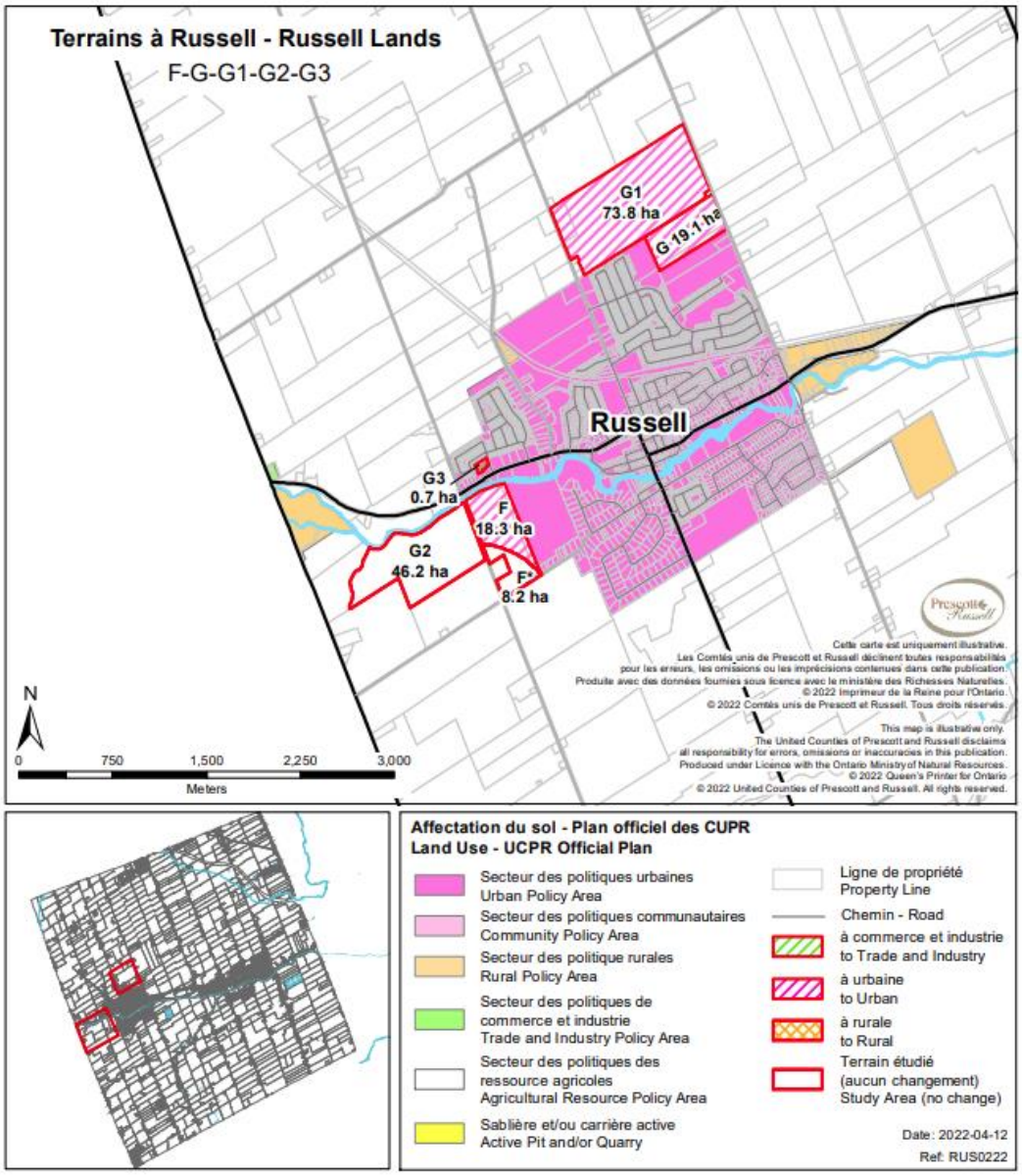


Figure 2-2: Changes to the Settlement Area boundary of the Village of Russell implemented in County OP Schedule 2A (Approved July 7, 2023) (Excerpt) (see red outline)

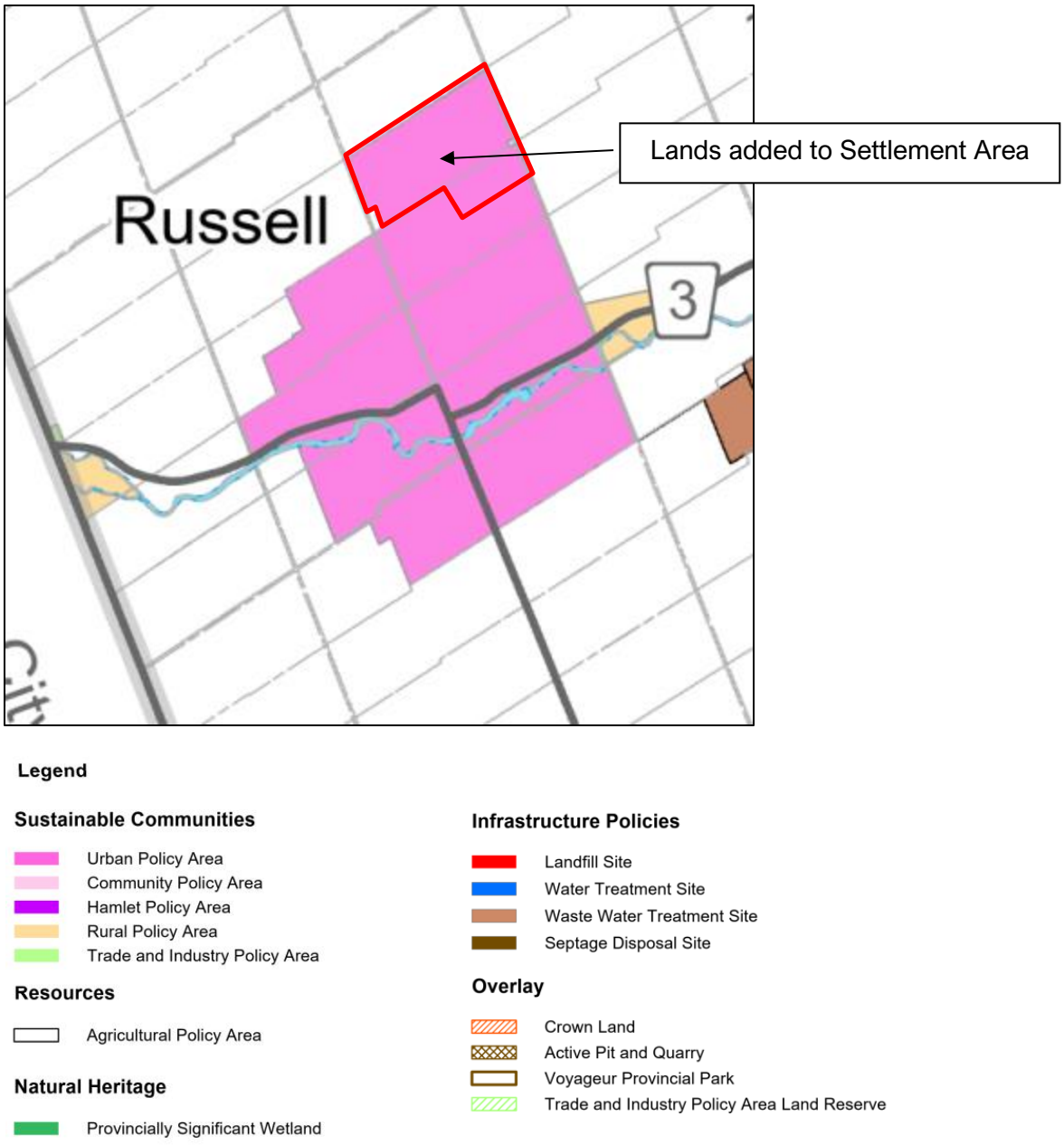


Figure 2-3: Changes to the Settlement Area Boundary of the Village of Embrun recommended in the Settlement Area Boundary Expansion Report (WSP, 2021)

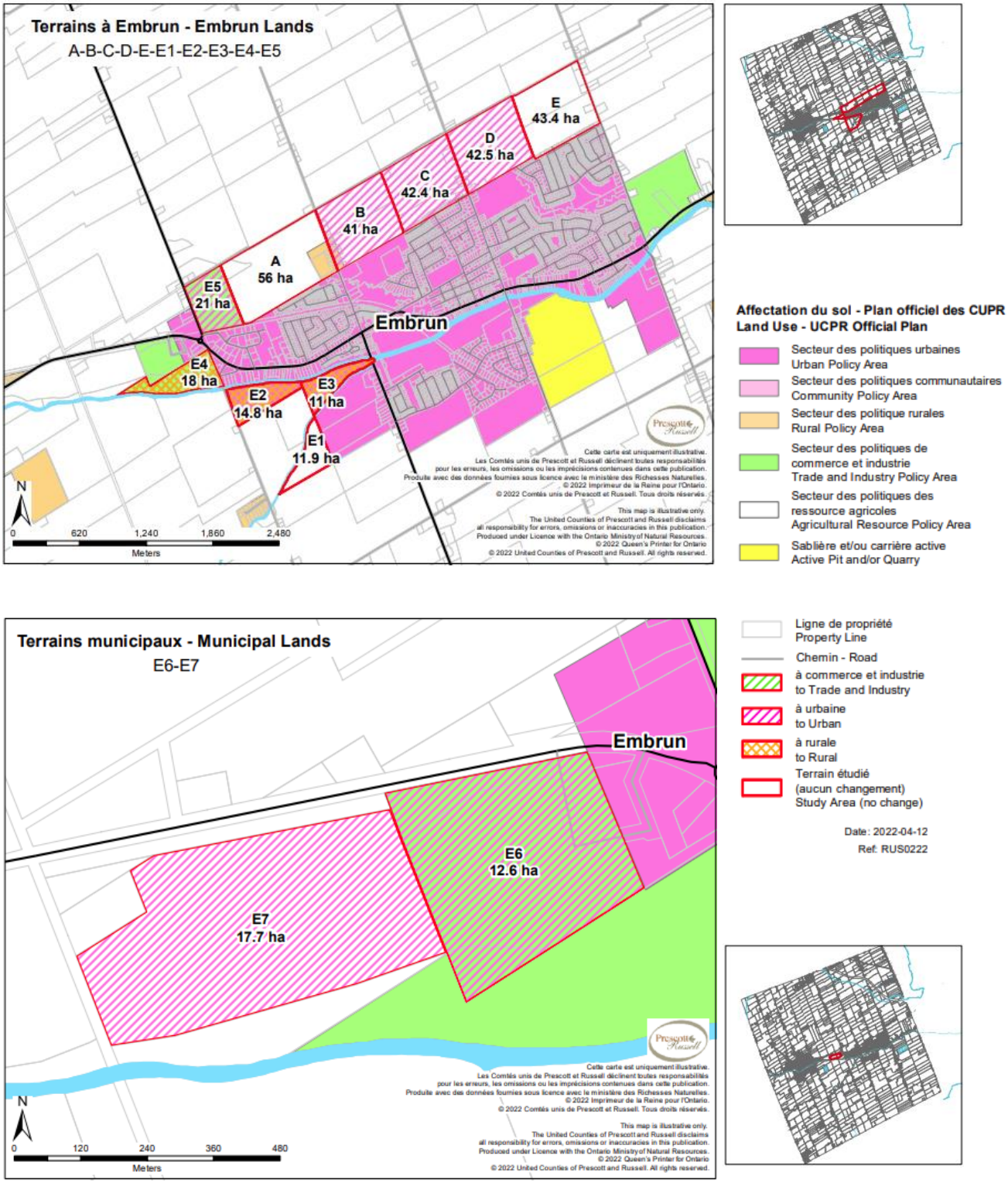
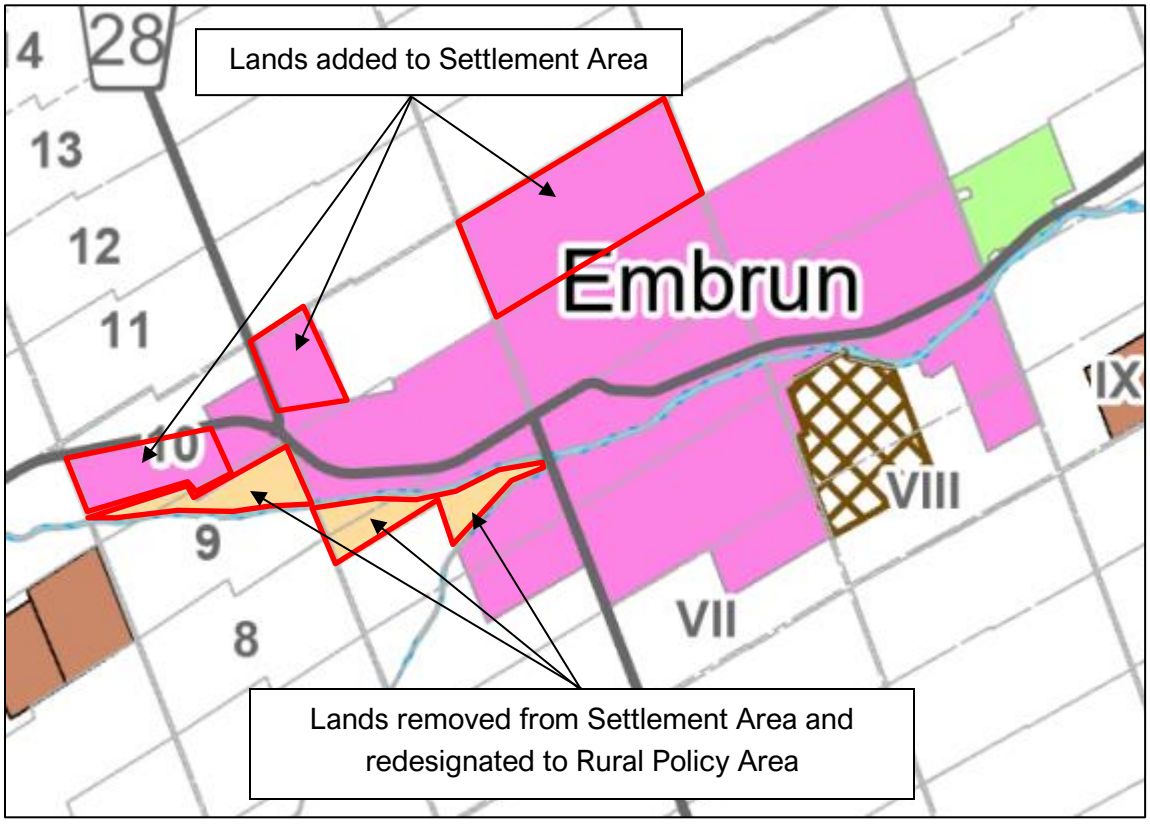


Figure 2-4: Changes to the Settlement Area boundary of the Village of Embrun implemented in County OP Schedule 2A (Approved July 7, 2023) (Excerpt) (see red outline)



Legend

Sustainable Communities

- Urban Policy Area
- Community Policy Area
- Hamlet Policy Area
- Rural Policy Area
- Trade and Industry Policy Area

Resources

- Agricultural Policy Area

Natural Heritage

- Provincially Significant Wetland

Infrastructure Policies

- Landfill Site
- Water Treatment Site
- Waste Water Treatment Site
- Septage Disposal Site

Overlay

- Crown Land
- Active Pit and Quarry
- Voyageur Provincial Park
- Trade and Industry Policy Area Land Reserve

Changes to the 417 Industrial Park

The Settlement Area Expansion Report recommended that all parcels H through M identified in **Figure 2-5** be redesignated for employment uses. The County accepted the redesignation of all the parcels, except for parcels J and L, which would have created an oversupply of employment lands. The changes to the 417 Industrial Park boundary approved in the County OP Schedule 2A are illustrated in **Figure 2-6**.

Figure 2-5: Changes to the 417 Industrial Park Boundary recommended in the Settlement Area Boundary Expansion Report (WSP, 2021)

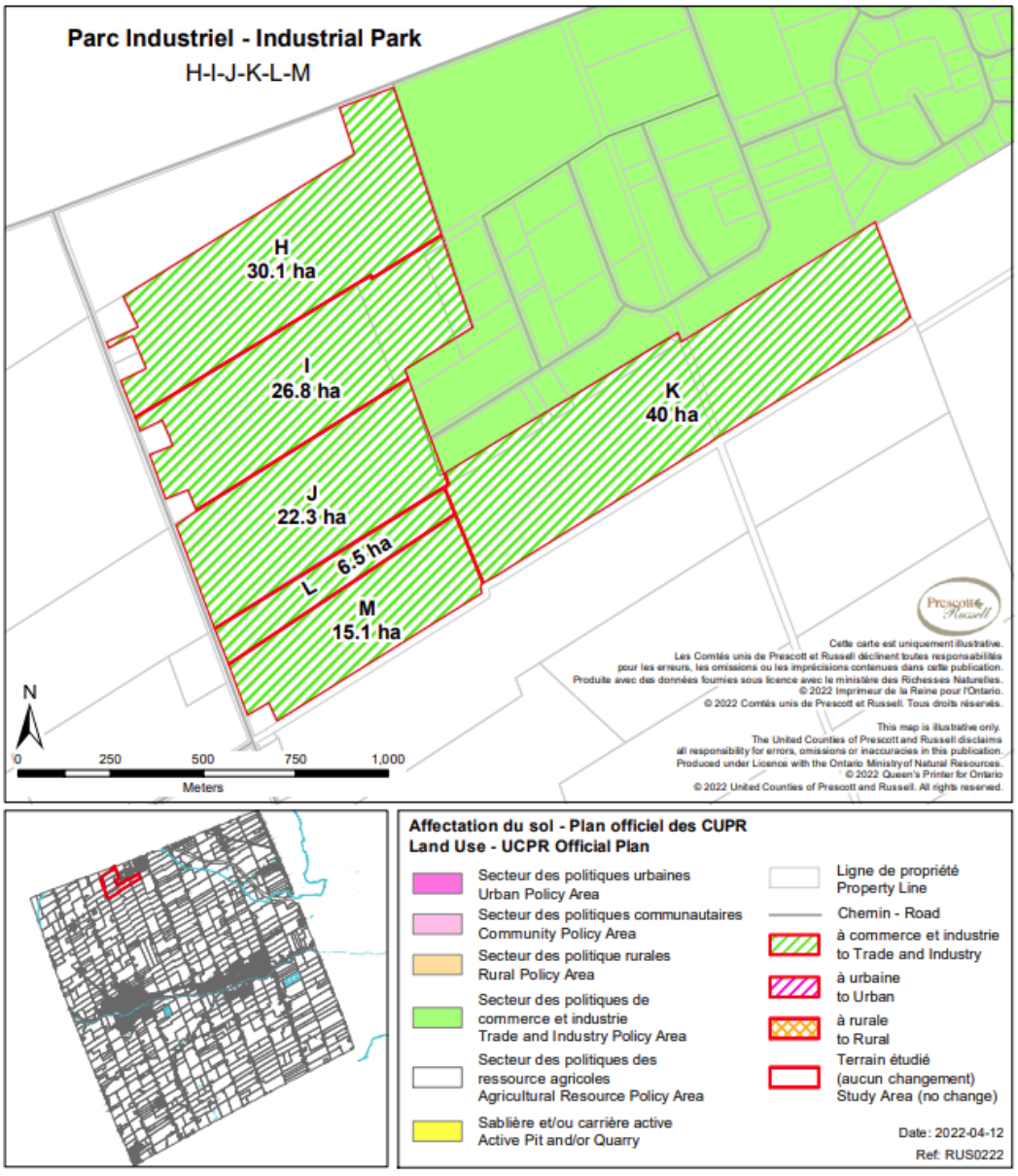
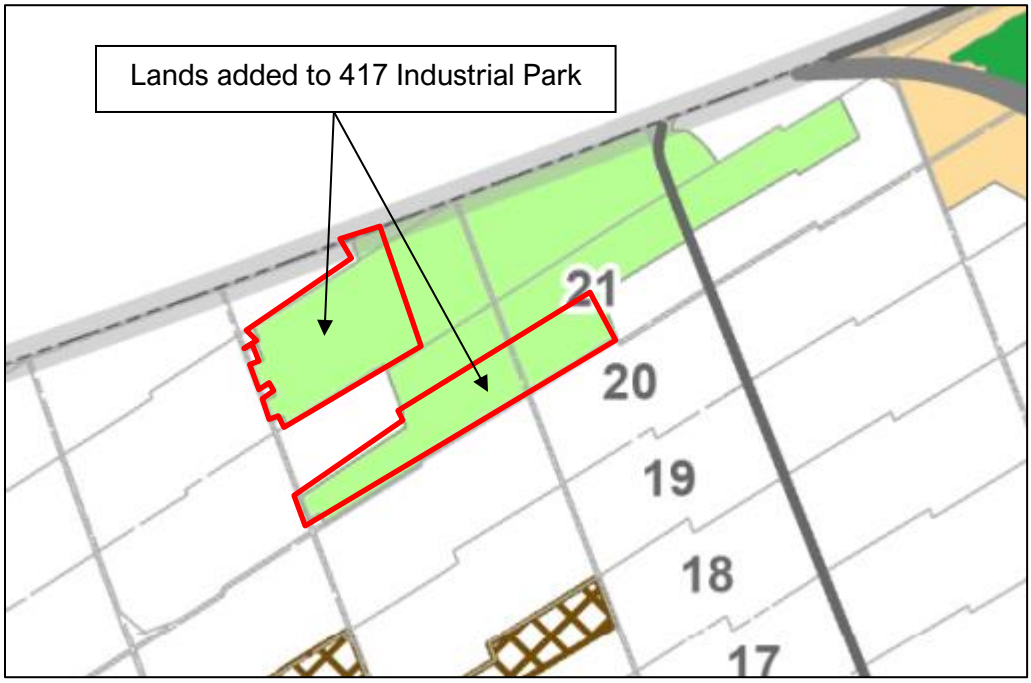


Figure 2-6: Changes to the 417 Industrial Park boundary implemented in County OP Schedule 2A (Approved July 7, 2023) (Excerpt) (see red outline)



2.3.2 Key County OP Policy Changes

In addition to the Settlement Area boundary and other land use designation changes discussed in **Section 2.3.1**, the County introduced other key policy changes throughout the County OP that the Township's OP policies must conform to, which are summarized below:

1. Changes to the following existing Schedules, including changes to designations:
   - A1 – Settlement Areas;
   - A2 – Land Use Designation; and
   - C1 – Public Health and Safety.
2. The addition of new Schedules, including:
   - C2 – Unstable Bedrock Area;
   - Appendix II – Ground Water Recharge Area; and
   - Appendix IV – Hazardous Forest Types for Wildland Fire.
3. Updates to the planning horizon to the year 2046, including new growth forecasts and density targets;
4. Changes to permitted uses within certain designations;

5 Increased permissions for additional residential units, in accordance with Bill 23;

6 Changes to right-of-way policies and general transportation policies;

7 Further policies regarding ground water and natural heritage systems; and

8 Implementation policies.

2.3.3 Recommended Updates to the Township OP

Specific sections of the Township's OP policies and Schedules will need to be updated to conform to policy, and designation changes adopted in the County OP. The most significant changes recommended to be reflected in the Township's OP and Schedules include:

- Additional recognition of the unceded traditional Algonquin territory of the Anishinaabe People, and policies regarding coordination, consultation, and participation in Archaeological Assessments on lands of historical and cultural interest, and prior to approval of future Official Plan Amendments or site plan approval where an Assessment has shown potential for artifacts to be encountered;
- Updated growth forecasts and a revised planning horizon from 20 years to 25 years, to the year 2046;
- Updated residential densities;
- Settlement Area boundary changes, and changes to the 417 Industrial Park designation, as explained in **Section 2.3.1**;
- Updates to Natural Heritage policies, such as requirements for Environmental Impact Statements, and the establishment of buffers and setbacks, where the Township OP does not defer to the County OP policies;
- New policies in Section 3.2 Community Design to encourage "dark skies friendly lighting" for all new development and redevelopment, to be implemented through the draft plan of subdivision and site plan control approval processes. In particular, these policies should address proposed lighting design for developments in the Highway 417 Industrial Park, but should generally apply throughout the Township;
- Changes to development application requirements, including Plans of subdivision, consents, site plans, accessibility guidelines, parkland dedication, Zoning By-laws, home-based businesses, and affordable housing policies; and
- Overall updates to the OP Schedules, including changes to the Settlement Area boundaries and land use designations therein, Industrial Park designation boundaries, and other mapping features.

A more comprehensive review of County OP policy changes, as well as recommended changes to the Township's OP are presented in **Appendix B.**

3 Key Local Policy Issues

In addition to ensuring the Township's Official Plan is up to date with Provincial legislation, consistent with the PPS, 2020, and conforms with the County OP, the Official Plan Review process is also an opportunity for the Township to identify and implement policies that pertain to more local needs and opportunities with the Settlement Areas and more broadly. Some of the local policy issues may be common across Ontario municipalities, such as the need to address the provision of affordable housing, and some may be more specific to the Township, such as updating policies to guide the preparation and implementation of Community Improvement Plans.

The following sections identify the local policy issues that will be addressed through the Official Plan Review, which have been informed by discussions with Township staff.

3.1 Housing

Housing is a priority issue across the province, the County, and the Township, and affects all current and future residents as well. Across Ontario and Canada more broadly, housing is becoming increasingly unaffordable or unattainable, meaning that people are less able to find housing that fits their household's needs, that is in the place where they want to live, and which they can afford. This broad issue, from a land use planning perspective, is exacerbated by a lack of housing supply.

Recent legislative changes in Ontario have focused on addressing housing issues, including requiring or encouraging municipalities to permit a broad range of housing types, and to permit them in already developed areas. This includes requirements to permit additional residential units in existing neighbourhoods in accordance with the Planning Act, or by encouraging municipalities to accommodate more diverse housing types and additional density in settlement areas and urban centres.

The Township's OP can assist in establishing the policy and zoning framework to enable the increase of housing options and supply in its Settlement Areas. In particular, there is an opportunity to update the Township's OP to reflect policy recommendations which may be developed through the Township's Housing Needs Assessment and Action Plan currently being undertaken.

3.1.1 Policy Recommendations

The following sections presents recommended changes to the Township's OP policies to address housing needs and development to the year 2046.

1 Section 3.3 Generally Permitted Uses, Section 31 – Secondary Dwelling Units

- To reflect changes to the Planning Act introduced through Bill 23, updates are required to change terminology to refer to "additional residential units. OP policies must be updated to permit up to three (3) residential units (i.e., two (2) additional residential units) on any parcel of urban residential land (i.e., a lot with municipal water and sewer services) which contains a single detached dwelling, semi-detached dwelling, or townhouse dwelling. Only (1) one additional residential unit may be permitted within an accessory building on the lot.

2 Section 3.4.1 Residential Densities – Definition of "net residential density", and density targets for low, medium, and high density residential

- The definition for "net residential density" is recommended to be revised for clarity, and to accommodate calculating residential density for mixed-use developments. Remove the references to housing typologies as they relate to density where that comparison is made, and instead refer to unit counts.
- Clarify that additional residential units are not included in density calculations.
- This section is recommended to be revised to remove discrepancies between identified density targets for Embrun, Russell, and Limoges and the Residential Density figure: the text identifies high density as 56 units/net hectare and above for townhouses, and 76 units/net hectare for apartments, while the figure implies that townhouses are only medium density and apartments are only high density.
- For Policy 1 which addresses a target mix of densities in new development areas in Embrun, Russell, and Limoges, consider clarifying that the 70% low density, 20% medium density, 10% high density targets are intended to represent overall residential density targets, which should be measured by land area on an annual basis as a result of new development. For individual new development projects, densities should be calculated based on the units / net hectare targets in Section 3.4.1 Residential Densities of the OP, to determine if an individual development meets the required densities. It is recommended that the Township tracks all new developments and reports annually if the overall residential density targets are being achieved. For example, the City of Ottawa prepares an Annual Development Report to provide yearly updates and analysis on demographic, employment, housing, and market data, and summarizes development

activity in the City of Ottawa. The Report measures these, where applicable, against the City's Official Plan objectives.

3 Section 3.4.2 Affordable Housing – Review the 10% target

- The Township OP currently includes a target of 10% of new residential units resulting from new residential development and from intensification through conversion of non-residential structures, infill, and redevelopment to be affordable. Section 7.6.1(7) of the County OP states an objective to achieve a minimum target of 30% of new housing, or units created by conversion, to be affordable in each local municipality. The Township OP should be updated to conform with the minimum target established in the County OP, in discussion with the Township's Affordable Housing Committee.

4 Section 4.2 Residential – Residential Objectives – Density targets to be reviewed in line with Section 3.4.1 noted above, as well as to conform with the County OP

- Ensure the language in this section conforms with the language and targets implemented in other sections of the OP.

5 Section 4.3 Multi-Unit Residential – Review residential density targets and definitions for consistency

- The first bulleted objective, and Policy 1: "Development shall be limited to medium and high-density housing (36 units/net hectare and above) and shall primarily consist of townhouses […]", is lower than the low and medium density housing of up to 55 units/net hectare permitted in the Residential designation. The density target should be reviewed to ensure a logical progression of density permissions across the Residential and Multi-Residential designations.

6 Appendix A Glossary – Update definitions

- Update definitions of 'Affordable housing', 'Additional residential units', 'Secondary dwelling units', 'Densities', and 'Intensification'.
- For 'affordable housing', consider adopting the definition implemented in the County OP or in the PPS.
- Add the PPS definition of "development".
- Consider adding the PPS definition for "housing options", if referenced in policy updates in the Township OP.
- Update definition of "Setback" to align with the definition in the Township's ZBL.

3.2 Other Local Policy Issues

This section presents recommendations for policy updates to reflect issues of local concern and administration and implementation of OP policies and land use planning processes through various Township departments.

3.2.1 Policy Recommendations

1 Section 2.4.5 Special Study Area – Update to identify potential future growth areas

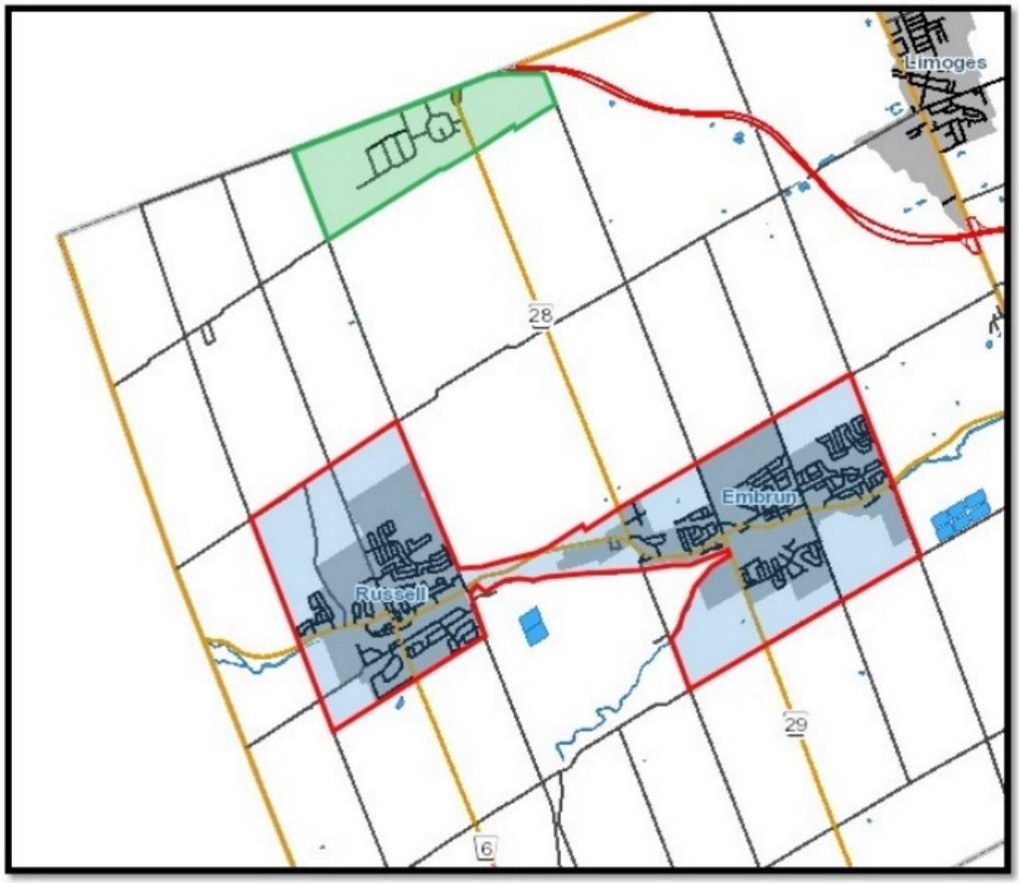
- Section 2.4.5 of the Township's OP identifies lands that were formerly identified by the Township as potential future growth areas, but have now been re-designated as Settlement Area through the new County OP. This section is recommended to be updated to remove lands that are now included within the Russell and Embrun Settlement Area boundaries, and consider whether the remaining areas should remain as part of the Special Study Areas, and whether additional lands should be included in the Special Study Area.
- Township staff have identified the areas outlined in red and green in **Figure 3-1** as a new Special Study Area for the potential future expansion of the Embrun and Russell Settlement Areas and Trade and Industry land use designations in the County's OP.
- The overall intent of identifying lands as Special Study Areas is to prevent urban sprawl and preserve agricultural lands, and concentrate the future expansion of municipal services along existing roads.
- Any consideration for the future expansion of the Embrun and Russell Settlement Areas, as well as the Trade and Industry land use designation would require detailed further study of potential expansion lands through a comprehensive review, and an amendment to the County and Township Official Plans.
- Within a Special Study Area, existing land uses and OP land use designations and policies would continue to apply.

2 Section 3.1.2 Village Structure - Policies related to the Village Core

- The language in this section requires review to consider strengthening the policies to better encourage mixed use development. Permitted uses within the Village Core designation should be reviewed.
- Ensure that policies address whether home-based businesses may be permitted within the Village Core, with consideration for impacts on other commercial uses.

Figure 3-1: Proposed Special Study Area for Future County Comprehensive Review

(The areas in grey represent the existing Embrun and Russell Settlement Areas designated in the new County OP; the red boundary indicates the extent of a proposed Special Study Area to accommodate future growth within the Settlement Areas; the green area indicates existing and future areas for growth in the 417 Industrial Park designation.)



3 Section 3.8 Parks, Leisure Areas and Greenspaces – Typology table in Section 3.8(15)

— This policy needs to be revised to be more relevant to recent development in the Township. The table which identifies park typologies is recommended to be revised to better reflect the types of parks which have been recently developed in neighbourhoods, based on neighbourhood needs. For instance, the policy could ensure that a park of the correct typology is developed based on the service area (e.g., a residential area that is within a 5-minute walk of a district park does not require any parks, but an area 10 minutes from a community park may require a parkette). Changes to this policy should be coordinated with the anticipated update of the Parks and Recreation Master Plan (2015), to the extent feasible.

4 Section 5.2.1.4 Village Major Collector

- Policies are recommended to be added to generally prohibit severances on Route 300 in Embrun in order to protect the transportation corridor, but that proposed severances may be reviewed on a case by case basis.
- Policies should be reviewed and revised to conform with the County OP.

5 New policies for one-way road rights-of-way (ROWs)

- A new Section 5.2.4 One Way Roads is recommended to be added to address policies for one-way roads, with policy direction on minimum ROW widths, among other matters.

6 Limoges Settlement Area

- A portion of the Limoges Settlement Area is located within the Township of Russell. However, the allocation of water and wastewater services for the entire area is controlled by The Nation Municipality, located to the east of Limoges. As such, any development of those lands requires discussions and an appropriate agreement for servicing with The Nation Municipality. Further, the municipal water system is approaching its capacity, and the County is conducting a Full Service Review, including water and wastewater. Policies that enable use of other Planning Act tools, such as an Interim Control By-law, are recommended to restrict development in the Limoges Settlement Area. Any policy direction from the County's Full Service Review would be considered in the Township's OP.

7 Section 4.7 Industrial Park

- Policies related to the 417 Industrial Park lands are recommended to be updated to align with recent changes to the designation boundaries and most up to date plans for servicing, including the Hydrogeological Assessment, Water and Wastewater Servicing, 417 Industrial Park (January 2022).

8 Section 4.5 Commercial – commercial uses permitted are different than existing commercial uses on the highway

- Permitted uses are recommended to be reviewed to ensure that appropriate commercial uses, including those that are existing along the highway, are permitted in the OP.

9 Section 7 Cultural Heritage – ensure that the Heritage Conservation District can be implemented

- Council has not adopted the Heritage Conservation District Plan, which was presented to Council in 2020. Existing policies should be reviewed to ensure that Council is able to revisit the preparation of a Heritage Conservation District plan, as needed in the future.

- Policies should be revised to refer to the Municipal Heritage Register, as there are currently two designated heritage properties.

10 Section 9.3.4 Community Planning Permit System

- Community Planning Permit Systems (CPPS) are an approval framework that combines existing systems of zoning, site plan control, tree cutting by-laws, and site alteration by-laws into one approval or permitting system. Lands subject to a CPPS are no longer subject to the Zoning By-law or Site Plan Control By-law.
- The existing OP policies enable the development and adoption of a CPPS for a specific area of the Township or for the entire corporate limits of the Township. Consider adding a policy to enable the Township to consider the preparation of a CPPS for lands within approved Plans of Subdivision. The CPPS would be implemented to address minor changes, that would otherwise require a Zoning By-law Amendment.

11 Section 9.4 Community Improvement

- The Township's existing Community Improvement Plan for the Villages of Embrun and Russell (CIP) is being updated, which may require an update to the OP policies to enable potential changes to the CIP scope and the Community Improvement Project Areas.

12 Official Plan Amendments to be consolidated since County approval in 2018

- Since the Township's OP was approved by the County in 2018, there have been several Official Plan Amendments that must be consolidated as part of the OP review.

13 Protection of Local Wetlands

- It is recommended that the Township consider introducing policies for the protection of local wetlands from adverse effects related to development, with potential to provide direction from implementation through zoning.
- Review relevant policies from other lower-tier municipalities in the County for the protection of local wetland.

14 Schedules – Serviced and Unserviced Areas

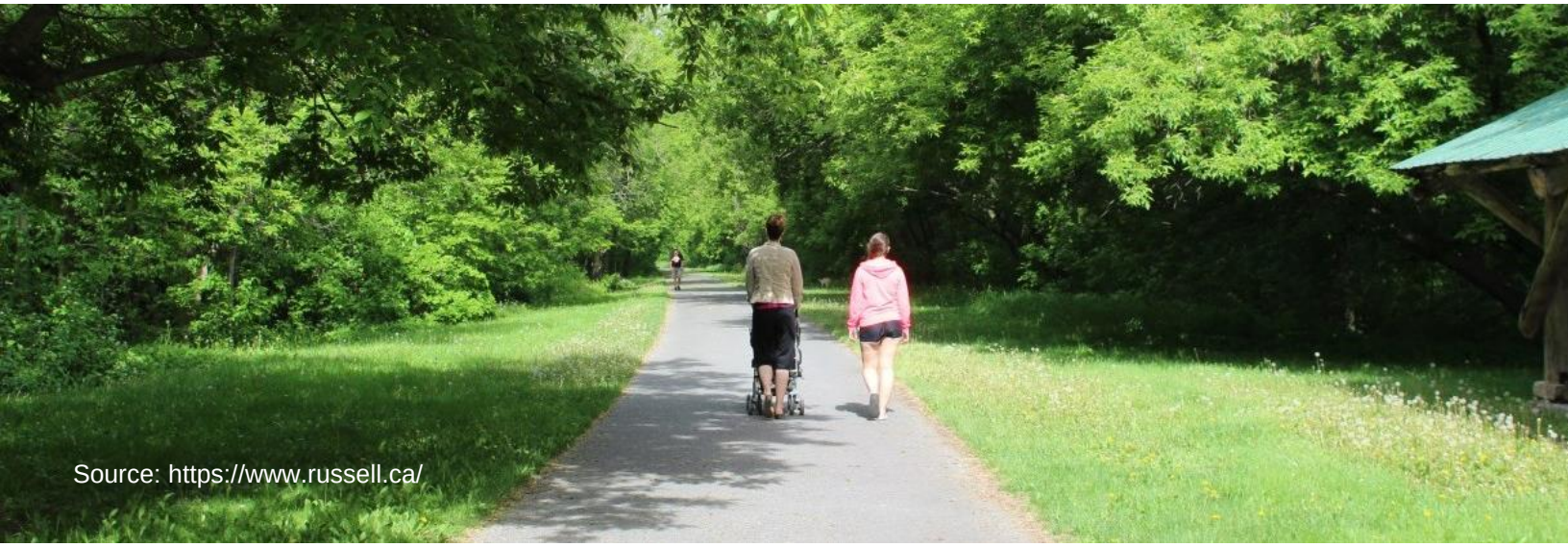
- The Township is in the process of updating its Water and Wastewater Master Plan, and has issued a Revised Notice of Study Commencement in August 2023. The OP Review should reflect any relevant updates to the Master Plan, including any potential updates to unserviced areas within the Settlement Area boundaries based on potential anticipated servicing, or areas for protection for future expansion, as required.

4 Next Steps

The Township's Official Plan (OP) Review was formally launched through a Special Meeting of Council under Section 26(3) of the Planning Act, held on May 27, 2024. At this meeting, Township Planning staff identified the key updates required to the OP to reflect recent changes to Provincial legislation, to be consistent with the PPS, 2020, and to conform to the new County OP, as well as locally-driven policy updates to reflect existing and emerging community needs and priorities. The recommendations included in this Policy Directions Report provide a summary of the key changes anticipated to be addressed through the OP Review process.

Following the Special Meeting, this Report was finalized to reflect feedback received from Council and members of the community. A Draft Official Plan is anticipated to be made available for public review in the early Fall 2024, and will be presented to the public for community review and input at a Statutory Public Open House, concurrently with a Draft Zoning By-law which will be prepared to implement the OP policy changes.

Following the Statutory Public Open House, the Draft Official Plan and Draft Zoning By-law will be revised and presented at a Statutory Public Meeting, where members of the community may make written or verbal delegations to Council with any concerns or comments to be addressed. A Final Official Plan is anticipated to be presented to Council for consideration of adoption in early 2025, followed by adoption of the Final Zoning By-law in Spring 2025.



Source: https://www.russell.ca/

Appendix A

Provincial Policy Statement, 2020 Review

Appendix A – Provincial Policy Statement, 2020 Review

The Provincial Policy Statement, 2020 (PPS) replaced the PPS, 2014 and came into effect on May 1, 2020. As the Township of Russell Official Plan (OP) was last adopted by Township Council in January 2018 and approved by the United Counties of Prescott and Russell (UCPR) in March 2018, it must be reviewed and updated to be consistent with the new PPS, 2020.

The following table summarizes new and/or revised PPS policies that are relevant to the Township and identifies applicable sections of the Township's in-effect Official Plan (2018).

The blue text in the 'PPS, 2020 Section and Policy' column indicates significant new information added, as per the PPS, 2020 update. The ~~strikethrough~~ text notes policy text from the PPS, 2014 that has been removed in the PPS, 2020 update.

The 'Issues to be Addressed' column identifies PPS policy issues to be addressed through the Township's Official Plan Review. The text in red is proposed policy issues to be addressed through the Official Plan Review, for consistency with the PPS. The text highlighted in green identifies potential policy updates for consideration to better align with the PPS, but that may not necessarily be required.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
1.0 Building Strong Healthy Communities		
1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns		
1.1.1 Healthy, liveable and safe communities are sustained by: b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and	Section 2.2.2 Promoting Healthy Communities Section 2.2.3 Creating Liveable and Complete Communities	2.2.2, 2.2.3, 2.2.5: minor language updates to reflect changes in the PPS; 2.3: minor language updates to ensure the objectives align with PPS direction;

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; […]	Section 2.2.5 Providing Infrastructure Section 2.3 Objectives Section 3.1.3 Intensification	3.1.3: add policy to direct intensification and growth in ways that would support future expansion of transit service. Coordinate this policy with the Transit policy section.
e) promoting the integration of land use planning, growth management, transit supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; […]	Section 3.1 Principles of Growth Section 3.2 Community Design Section 5.2.5 Transit	Section 3.1, 3.2, 5.2.5: Additional policies and updating policies to directly tie growth and intensification to cost-effective development patterns and utilization of infrastructure and transit. Transit-related policies should be generally supportive of potential future transportation options.
i) preparing for the regional and local impacts of a changing climate	Section 2.2 Guiding Principles Section 6.9 Climate Change	Section 2.2: Provide guiding principles for both mitigating the contributions to climate change, and adapting to a changing climate: Consider adding a new guiding principle related to mitigating and adapting to climate change; Section 6.9: Policies lack specificity and fail to provide direction in preparing for impacts of a changing climate.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon	Section 1.1 Role of the Official Plan Section 1.2 Structure of the Official Plan Section 2.4 Growth Forecast	The planning horizon has been increased from 20 years to 25 years, and this must be reflected in the OP. Previous growth forecasts were from 2011-2036, which must also be updated to reflect the most recent 25 years growth forecasts.
1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which: d) prepare for the impacts of a changing climate; e) Support Active Transportation;	Section 3.1.2 Village Structure Section 3.1.3 Intensification Section 3.2. Community Design	3.1.2 and 3.1.3: add specific reference to the need to prepare for changing climate, and how village structure and intensification relates to that. 3.2: design policies could be strengthened regarding preparing for impacts of a changing

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.	Section 6.9 Climate Change	climate. Consider adding policies regarding permeable surfaces, protections for extreme and inclement weather, and rare (increasingly common) storm events. 6.9: Climate change policies are limited. Consider expanding these policies.
1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. ~~Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.~~	Section 3.1.3 Intensification Section 4.3 Multi-Unit Residential	3.1.3: needs more direct reference to the connection between intensification and the provision of transit. 4.3: identifies its role in stimulating transit service. Consider strengthening this connection through policy and objectives.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that: a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon; ~~In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.~~ In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.	Section 3.1.1 Settlement Areas	3.1.1: update policies to reflect new requirements introduced by PPS 2020.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided: a) there would be no net increase in land within the settlement areas; b) the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality; c) prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e); and d) the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands	Section 3.1.1 Settlement Area	3.1.1: Add new policy that enables minor adjustment of settlement boundary outside of a comprehensive review, subject to the conditions identified in the PPS 2020.
1.1.5.2 On rural lands located in municipalities, permitted uses are: a) the management or use of resources; b) resource-based recreational uses (including recreational dwellings); c) residential development, including lot creation, that is locally appropriate; d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;	N/A – Rural and agricultural areas are regulated by the County OP.	N/A

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
e) home occupations and home industries; f) cemeteries; and g) other rural land uses.		
1.2 Coordination		
1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including: a) managing and/or promoting growth and development that is integrated with infrastructure planning; h) addressing housing needs in accordance with provincial policy statements such as the Policy Statement: Service Manager Housing and Homelessness Plans.	Section 5.1 Municipal Services	5.1: review policies related to the servicing of Limoges, as Limoges is serviced through an agreement with La Nation.
1.2.2 Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters.	Section 3.1.1 Settlement Areas Section 3.1.2 Village Structure Section 3.1.4 Directing Growth	3.1.1, 3.1.2, 3.1.4, 3.2.3: Consider adding policies in these sections that would support coordinating with Indigenous communities. 9.3.10: language does not reflect “coordinate on land use planning matters”. Update

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
	Section 3.2.3 Land Use Compatibility 9.3.10 Indigenous Consultation	language in accordance with updates in County OP.
1.2.6 Land Use Compatibility 1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. 1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:	Section 3.2.3 Land Use Compatibility Appendix A – Glossary	3.2.3 does not contain policies that reflect new PPS policies – Add new policies that describe land use compatibility, that protect major facilities and employment areas, and protect sensitive land uses. Ensure that the Highway 417 Industrial Park is included in these policies for protection. Appendix A: Add definitions for Major 'Facilities' and 'Sensitive Land Uses'.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
a) there is an identified need for the proposed use; b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; c) adverse effects to the proposed sensitive land use are minimized and mitigated; and d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.		
1.3 Employment		
1.3.1 Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; d) encouraging compact, mixed-use development that incorporates compatible employment uses to	Section 3.7 Employment Areas Section 4.1 Village Core Section 4.6 Business Park Section 4.7 Industrial Park Schedules	3.7: Review for any policies that might be barriers to investment. 4.1: Ensure the designation clearly permits a broad range of mixed uses, as it currently only identifies retail-type uses. 4.6, 4.7: Review for any policies that might be barriers to investment; include policy regarding monitoring the availability and suitability of employment lands. Schedules: update schedule to reflect County OP for industrial lands.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
support liveable and resilient communities, with consideration of housing policy 1.4; […]		
1.3.2.2 At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area. Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.	Schedules	N/A: this assessment has been completed
1.3.2.3 Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non employment areas.	Section 4.7 Industrial Parks	4.7: no changes required.
1.3.2.4 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive	3.7 Employment Areas	3.7: include policies that regulate conversion of employment areas or defer to County OP policies, as appropriate.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion. 1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following: a) there is an identified need for the conversion and the land is not required for employment purposes over the long term; b) the proposed uses would not adversely affect the overall viability of the employment area; and c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.		

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
1.3.2.7 Planning authorities may plan beyond ~~20~~25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.	N/A	N/A
1.4 Housing		
1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.	N/A – was considered in the County OP Comprehensive Review.	N/A

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.		
1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by: a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans.	3.4.2 Affordable Housing	3.4.2: The Township should implement the County's target of 30% of new housing or units created by conversion, to be affordable housing.
1.6 Infrastructure and Public Service Facilities		
1.6.4 Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the	Section 5	N/A – No change necessary.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.		
1.6.6.1 Planning for sewage and water services shall: a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: … b) ensure that these systems are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. prepares for the impacts of a changing climate; 3. is feasible and financially viable over their lifecycle; and … e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.	Section 5.1.1 Water and Wastewater	5.1.1: Does not contain policies that regulate partial services or communal private services. Ensure policy is consistent with PPS. Coordinate any potential policies regarding development on partial services with the Water and Wastewater Master Plan update.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
1.6.6.3 Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.	Section 5.1.1 Water and Wastewater	5.1.1: Ensure that policies regulate and address partial services and support for private communal services.
1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development. At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the	Section 5.1.1 Water and Wastewater	5.1.1: Add policy that supports individual on-site services for minor infilling, subject to conditions.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
environmental health and the character of rural settlement areas. Where planning is conducted by an upper tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.		
1.6.6.5 […] Where partial services have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in rural areas in municipalities may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long term provision of such services with no negative impacts. In accordance with subsection (a), the extension of partial services into rural areas is only permitted to address failed individual on-site sewage and individual on-site water services for existing development.	Section 5.1.1 Water and Wastewater	N/A – PPS policy pertains only to rural areas, which are subject to the County OP.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
1.6.6.7 Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.	Section 5.1.2 Stormwater Management	5.1.2: Requires more policies to address impacts of a changing climate, and the use of green infrastructure. The addition of such policies should be coordinated with the Water and Wastewater Master Plan and Parks and Recreation Master Plan updates.
1.6.8 Transportation and Infrastructure Corridors 1.6.8.5 The co-location of linear infrastructure should be promoted, where appropriate.	N/A	N/A

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
1.6.11 Energy Supply 1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems, to accommodate current and projected needs.	6.10 Energy	Consider adding policies to address battery energy storage facilities, including prohibiting these facilities in Settlement Areas, and consideration for permitting them in the Highway 417 Industrial Park designation, subject to a Zoning By-law Amendment.
1.7 Long-term Economic Prosperity		
1.7.1 Long-term economic prosperity should be supported by: […] b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce; i) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network; j) promoting energy conservation and providing opportunities for ~~development of renewable~~	N/A	N/A: no designations or policies for agricultural areas, conflicts with agricultural uses addressed in the County's 2022 Comprehensive Review.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
increased energy ~~systems and alternative energy systems, including district energy~~ supply;		
1.8 Energy Conservation, Air Quality and Climate Change		
1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which: e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and	Section 3.2 Community Design Section 6.9 Climate Change Section 6.10 Energy	3.2: Identify the need to prepare for the impacts of a changing climate and provide directions; review policies to encourage transit supportive development, where opportunities exist; introduce policies to support green infrastructure. 6.9, 6.10: N/A
2.0 Wise Use and Management Resources		
2.2 Water		
2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:	Section 5.1.2 Stormwater Management	5.1.2, 6.5, 6.7, 6.8: Review policies to ensure they are consistent with the PPS.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
c) evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;	Section 6.5 Castor River Corridor Section 6.7 Water Section 6.8 Source Water Protection Section 6.9 Climate Change	6.9: add policy direction to evaluate the impacts of a changing climate.
2.3 Agriculture		
2.3.2 Planning authorities are encouraged to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.	N/A	N/A – Addressed through County OP.
2.3.3.3 New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.	N/A	N/A - Addressed through Comprehensive Review.
2.5 Mineral Aggregate Resources		
2.5.2.4 Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or	Section 3.3.34 Wayside Pits and Quarries.	N/A - No change required.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.		
2.6 Cultural Heritage and Archaeology		
2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.	Section 9.3.10 Indigenous Consultation	9.3.10: Update and broaden language to ensure that Indigenous Cultural Heritage is protected in addition to Archaeological heritage.
3.0 Protecting Public Health and Safety		
3.2 Human-Made Hazards		
3.2.3 Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment	Section 3 General Policies	3: Consider a policy to encourage local re-use of excess soil. Review against any existing or proposed excess soil regulations.

PPS, 2020 Section and Policy	Relevant Existing OP Section	Issue to be Addressed
4.0 Implementation and Interpretation		
Some policies have been removed/revised. However, no significant changes to note.	N/A	N/A
5.0 Figure 1 Natural Heritage Protection Line		
N/A	N/A	N/A
6.0 Definitions		
Numerous definition changes	Appendix A – Glossary	"Cultural Heritage Landscape" must be updated to reflect the PPS. Review other definitions and update as needed for consistency.

Appendix B

Recommended Changes to the Township's OP to Conform with the County OP

The following table includes a detailed review of policy changes to the County OP (Approved July 7, 2023), as well as the corresponding changes that are recommended to be made to the Township's OP to ensure conformity.

County OP Policy	Recommended Change to Township OP
Introduction	
Section 1.1.1 – Recognition of Algonquin Territory: New section recognizing the Algonquin Territory	Township OP does not contain land acknowledgment. Add a new section with a similar recognition.
Section 1.3 – Planning Period: Updates to the language to reflect a 25 year planning horizon, and the requirement to be reviewed and updated regularly	Section 1 – Overview, and Section 2 – Strategic Directions: contain references to the planning horizon which must be updated.
Sustainable Communities Chapter 2 – Sustainable Communities: major changes to the County OP include: — Updates to forecasts — Built up area on Schedule A1 for all Settlement Areas serviced by municipal water and wastewater — Settlement Area Boundary Expansions — Target densities have been updated — Changes to the replace the term "secondary units" with the updated term "additional residential units" — Updates to the permitted uses in the Trade and Industry Policy Area	
2.1.1 – Population, Housing units and employment Forecasts: New population, housing and employments forecasts for the County and the Township.	Section 2.4 – Growth Forecast: Update forecasts to reflect the 2022 GMS and the County OP.

County OP Policy	Recommended Change to Township OP
Section 2.2 – Settlement Areas	Section 3.1.1 – Settlement Areas: Update policies in the Township's OP to reflect new policies and requirements for settlement area boundary expansions and adjustments, including the requirement for servicing infrastructure.
Section 2.4.3 – Residential Policies: new density targets, definitions of low-, medium-, and high-density developments. New term: additional residential unit.	Section 3.4.1 – Residential Densities: Update density targets and the definitions of low-, medium-, and high-density development, as appropriate.
Section 2.6 – Trade and Industry Policy Area: changes to the uses permitted in Trade and Industry Policy Areas, new policies regarding conversions of employment lands.	Section 4.7 – Industrial Park: Update permitted uses in the Industrial Park designation and review policies for conformity with employment area conversion policies. Consider if bringing additional policies from the County OP is appropriate.
Infrastructure Chapter 3 – Infrastructure Policies: Major changes to the County OP include: — New Appendix I has been introduced regarding the Counties' Public Works studies — Changes to the policies regarding minor and major collectors — Policy changes to land acquisition, active transportation, energy conservation, air quality and climate change, and alternative renewable energy systems	
Section 3.3.4 – Major Collector Policies: changes to lot creation policies and separation distance policies.	Section 5.2.1.4 – Village Major Collector: Review and update policies related to major collectors to ensure conformity with County OP policies.
Section 3.3.5 – Minor Collector Policies: increased regulations limited creation of lots	Section 5.2.1.5 – Village Minor Corridor: Update lot creation policies related to minor collectors to ensure conformity with County OP.
Section 3.3.12 – Active Transportation: a new section with policies for active transportation	Section 5.2.4 – Traffic Calming, Section 5.2.6 – Active Transportation, Section 5.2.7 – Cycling Facilities, and Section 5.2.8 – Walking: Ensure

County OP Policy	Recommended Change to Township OP
	Township's policies conform with new active transportation policies in the County OP.
Section 3.6 – Energy Conservation, Air Quality and Climate Change: strengthened and new policies. New policies regarding alternative/renewable energy systems.	Section 6.9 – Climate Change, and Section 6.10 – Energy: Ensure Township's policies reflect County OP policies, where appropriate. Consider specifying where renewable energy projects are permitted. Prohibit provincially regulated large-scale wind turbines in Agricultural Resource Policy Area, as appropriate.
Resources Chapter 4 – Resources: major changes to the County OP include: — Policy and permitted uses changes to lands designated Agricultural Resource Policy Area	
Section 4.2 – Agricultural Resource Policy Area: changes to the permitted uses include "normal farm practices", new language around on-farm diversified uses and agricultural-related uses, and new policies for other permitted uses. A new policy that broadens what is deemed to be sound farmland management practices.	Township OP does not have policies for the Rural or Agricultural areas, and defers to the County OP. Consider including relevant agricultural policies from County OP for lands identified within Special Policy Areas policies, but that are currently designated Agricultural Resource Policy Area in the County OP.
Section 4.3 – Mineral Aggregate Resource Policy Area: several minor changes and updates to policy language	Review OP policies and update for conformity with County OP, where appropriate.
Natural Heritage Chapter 5 – Natural Heritage: major changes to the County OP include: — Policy and Schedule B1 have been updated regarding Natural Heritage Systems — Policy changes and introduction of a new Appendix II regarding Ground Water Recharge Areas — Policy changes regarding Environment Impact Statements	

County OP Policy	Recommended Change to Township OP
Section 5.3.1 – Natural Heritage System: new policies for a new natural heritage system (NHS) overlay and strengthened natural heritage protections	Section 6 – Natural Heritage: Update natural heritage policies to reflect additional protections included in the County OP, as appropriate.
Section 5.5.9.2 – Groundwater Recharge Areas: expanded regulations for development in groundwater recharge areas, particularly for major developments and routine activities that extract large amounts of water.	Section 6.7 – Water, and Section 6.8 – Source Water Protection: Update policies to reflect development restrictions in groundwater recharge areas.
Section 5.6 – Environmental Impact Studies: Additional permissions for when an EIS may be required, and new direction for the establishment of setbacks and buffers.	Section 6.6 – Adjacent Lands: Consider implementing new requirements for the completion of EIS. Consider the requirement for setbacks and buffers from natural heritage features and areas.
Public Health and Safety Chapter 6 – Public Health and Safety: major changes to the County OP include: — Additional category of Karst — New policies for abandoned mineral aggregate, protection of Major Facilities and Sensitive Land Uses, and excess soil	
Chapter 6 – Public Health and Safety: adds new policies and an additional category of Karst.	Section 8.1 defers to County OP policies. Consider implementing some of the County's policies, as appropriate. Review Schedules and overall policies for conformity with County OP.
Implementation Chapter 7 – Implementation: major changes to the County OP include: — Plan of Subdivision — Consents — Site Plan — Accessibility Guidelines	

County OP Policy	Recommended Change to Township OP
— Parkland — Local Official Plan conformity — Secondary plans — Zoning by-laws — Community planning permit systems — MDS — Home-based business — Social policies including garden suite, additional residential units, senior housing, short-term accommodation, and community hubs — Cultural policies	
Section 7.4.1 – Plans of Subdivision: new policies with direction for the approval authority	No change required. Township policy defers to County OP policies. Consider implementing subdivision policies in the Township OP, as appropriate.
Section 7.4.2 – Consents: Increased number of permitted lots created from consent from 2 new lots, to 3 new lots (in addition to the retained lot), and additional criteria.	No change required. Township policy defers to County OP policies.
Section 7.4.4 – Site Plan Control New requirements for consultation on developments adjacent to County Roads.	Section 9.3.5 Site Plan Control: Should be updated to reflect requirement to consult/circulate the County for certain development proposals. Review for consistency with changes to the Planning Act and exclusion of development of 10 or fewer residential units from site plan control, unless located in prescribed areas as defined in the Planning Act and its Regulations.
Section 7.4.5 – Dark Skies Policies New policies regarding “dark skies friendly lighting” for development and redevelopment projects and the use of exterior lighting fixtures that direct light	The OP does not have any existing “dark skies” policies regarding implementation of dark skies friendly lighting. Add a new section and policies to encourage dark skies friendly lighting and associated requirements to be implemented through development approvals processes, with

County OP Policy	Recommended Change to Township OP
downward and minimize light trespass and blinding glare, to be implemented through the subdivision and site plan approval processes.	particular consideration for lighting within the Highway 417 Industrial Park.
Section 7.4.7 – Facility Accessibility Guidelines and Design Standards: New policies that require local municipalities to develop appropriate accessibility policies and regulations in OPs, ZBLs, Site plans and design guidelines.	The OP does not have any policies regarding accessibility. Add a new section and policies for accessibility, as appropriate.
Section 7.4.10 Parkland Dedication, Cash-in-lieu of Parkland and Cash-in-lieu of Parking: new requirements for local municipalities to ensure the land is suitable for development as a park, enabling permissions for municipalities, and specific instances where the cash-in-lieu requirement may be waived.	Section 9.3.8 Parkland Conveyance: Review evaluation criteria for suitable parklands to ensure conformity with County OP. Add policy that permits the reduction or waiver of parkland dedication for certain types of developments, where appropriate. Consider policies regulating cash-in-lieu of parking.
Section 7.4.16 – Local Official Plan Conformity: new section outlining the requirements of local official plans.	Review entirety of OP to ensure no policies are more permissive than the County OP.
Section 7.4.17 – Secondary Plans: new section	Consider creating a new section outlining the intention and directions for creating one or more secondary plans.
Section 7.4.18 – Zoning By-laws: New policy that gives permission to local municipalities to delegate the authority to pass minor ZBL amendments.	9.3.3 – Zoning By-law: Consider revising policies to enable Council to delegate the authority to pass minor ZBL amendments.
Section 7.4.19 – Community Planning Permit System: new policy section.	Section 9.3.4 – Community Planning Permit System: review existing section for conformity with County OP.

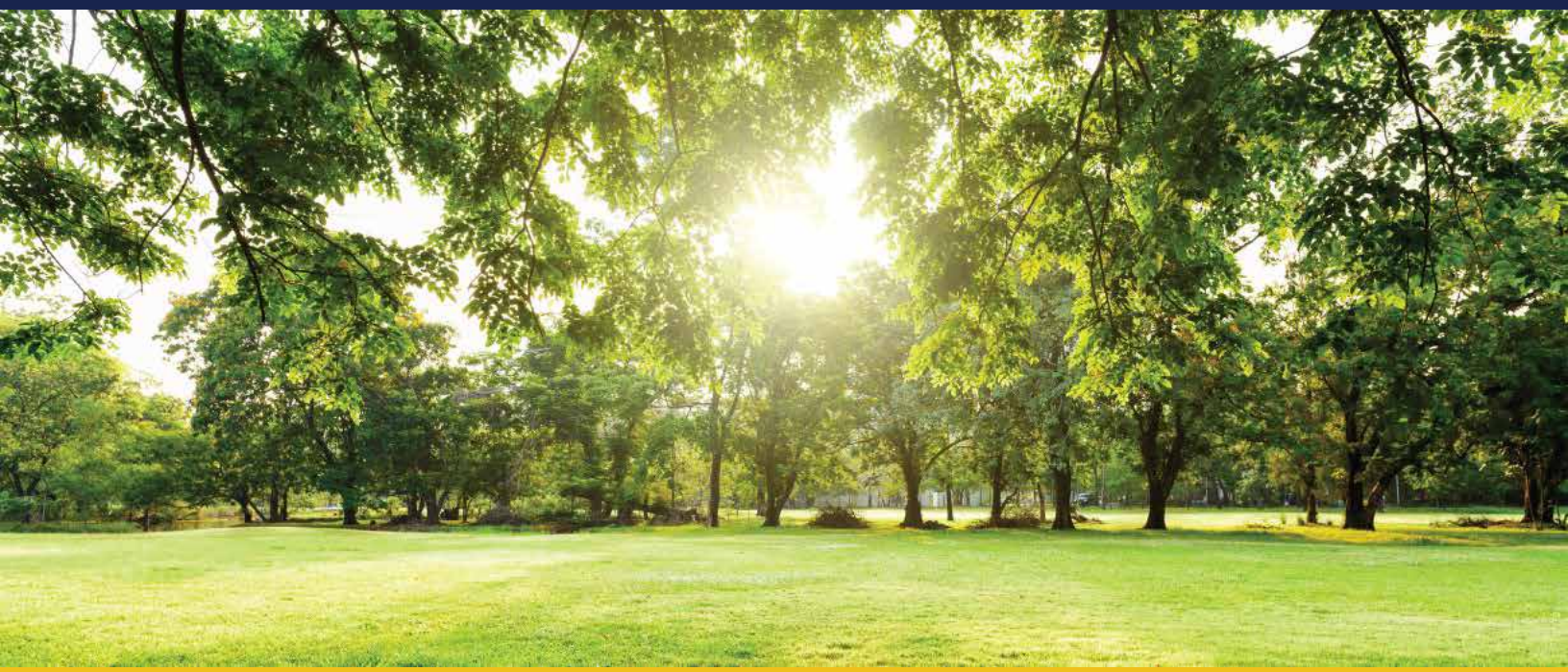
County OP Policy	Recommended Change to Township OP
Section 7.4.27 – Minimum Distance Separation Formula: New policies that clearly apply MDS requirements.	MDS do not apply within Settlement Area; Township's OP does not have policies for outside the settlement areas.
Section 7.5.5 – Home Based Business: identifies Home Occupations and Home Industries as "home based business". New distinctions for home industries, requiring adequate buffering.	Section 3.3 – Generally Permitted Uses: does not distinguish home industries from home occupations and refers to the County OP policy. Include the distinction for home occupation and home industry, and ensure that the two uses also distinguish between urban and agricultural/rural businesses as it is differentiated in the ZBL. Add a policy requiring buffering for home industries.
Section 7.6 – Social Policies: new policies for affordable housing, affordable ownership housing, affordable rental housing, social and special needs housing, and tiny homes.	Section 3.4.2 – Affordable Housing: currently defers to County OP policies and may require updates, where appropriate, including to affordable housing targets to conform with County OP. Consider new policies related to the different forms of housing options introduced in the County OP, and consider including them as permitted uses for different policy areas. Section 9 – Consider creating enabling policies for a Township-wide CIP for affordable housing.
Schedules and Appendices	
New Appendix II regarding Ground Water Recharge Areas	Incorporate groundwater recharge areas into Schedules, where appropriate.
Revised Appendix IV – Hazardous Forest Types for Wildland Fire	No change: no areas identified in the Township.

County OP Policy	Recommended Change to Township OP
Changes to Schedule regarding Natural Heritage Systems	Update the areas shown on County OP Schedule B1 into the Township's Schedules.
Schedule C1 – Public Health and Safety	Update the Township's Floodplain mapping, as needed.
New Schedule C2	Incorporate contents of County OP Schedule C2 unstable Bedrock Area into the Township's Schedules.

Township of Russell

Official Plan Review
Final Policy Directions Report

June 2024



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