



Municipalité de
RUSSELL
Township



Township of Russell

Draft Official Plan

January 2025

Township of Russell

Official Plan Review

Statutory Public Open House – Draft Official Plan

Town Hall, 717 Notre Dame Street, Embrun, ON

February 12, 2025, 6:00 pm – 8:00 pm

Presenters:

Nadia De Santi, MCIP, RPP – WSP Practice Lead

Anita Sott, MCIP, RPP – WSP Project Manager



wsp



Land Acknowledgment

The Township of Russell is located on the traditional and unceded territory of the Iroquois (Haudenasaunee), Algonquin (Anishinabewaki and Omàmìwininiwag) and Mohawk (Kanien'kehá:ka) People. We acknowledge our shared obligation to respect, honour and sustain these lands and the natural resources contained within.



Presentation Overview



- 1. Purpose of Today's Public Open House**
- 2. Why are we reviewing the Official Plan?**
- 3. Official Plan Review Process and Project Update**



- 4. Draft Official Plan Overview**
 1. Document Format and Structure
 2. Key Policy Changes
 3. Key Updates to Schedules (i.e., maps)



- 5. Next Steps**
- 6. Q & A**



Purpose of Today's Open House

- Statutory Public Open House as required under Section 17(16) of the Planning Act.
- Today's Open House is to:
 - present the Draft Official Plan and Draft Schedules (i.e., maps) and key policy changes.
 - receive community feedback on the Draft Official Plan and Schedules.
 - share next steps for the Official Plan Review process.



What is an Official Plan?

An Official Plan is a planning policy document that:

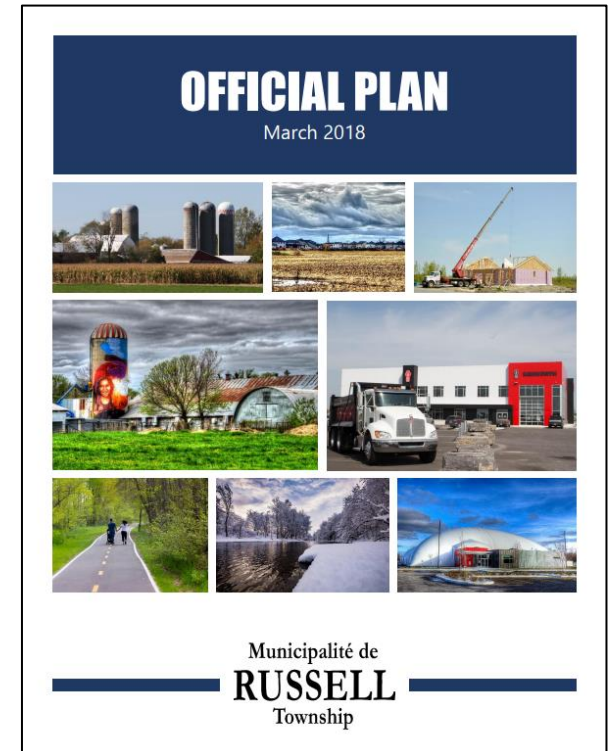
- Establishes a vision for growth and development;
- Details strategic objectives to implement the vision;
- Guides where land uses (e.g., residential, retail, office, industrial, parks) should be located;
- Directs what natural and cultural heritage features should be protected and/or enhanced;
- Identifies future vehicular and active transportation corridors, and new infrastructure; and
- Reflects Provincial and local interests and values.





Why are we reviewing the Official Plan?

- The Township's current Official Plan (OP) was adopted by Township Council in January 2018, and approved by the United Counties of Prescott and Russell Council in March 2018.
- The Official Plan affects all lands in the Villages of Embrun, Russell, parts of Limoges, and Marionville, and the 417 Industrial Park.
- Review in accordance with Section 17 and 26 of the Planning Act, R.S.O. 1990, as amended, to ensure consistency with changes to Provincial legislation, the new Provincial Planning Statement, 2024 (PPS) and the new United Counties of Prescott and Russell Official Plan (County OP, Approved by MMAH July 7, 2023).
- The current Township OP has a planning horizon to the year 2036. The planning horizon for the Township's new Official Plan will be to the year 2046, to conform with the County OP.
- The Township is also currently undertaking a Water and Wastewater Servicing Master Plan, Transportation Master Plan, and Housing Needs Assessment and Action Plan, which may require updates to the new Official Plan.





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Township of Russell Official Plan Review Statutory Public Open House – February 12, 2025

Project Work – Completed to Date

**Draft Policy
Directions Report**

April 2024

**Special Meeting of
Council**

May 27, 2024

**Final Policy
Directions Report**

September 2024

**Draft
Official Plan**

January 2025

**Township of Russell
Official Plan Review
Draft Policy Directions Report**

April 2024



Municipalité de
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**Township of Russell
Official Plan Review**

Special Council Meeting
May 27, 2024

Prepared by: Alexis Ball, Planner
Presented by: Sylvain Boudreault, Senior Planner
Alexis Ball, Planner

**Township of Russell
Official Plan Review
Final Policy Directions Report**

September 2024

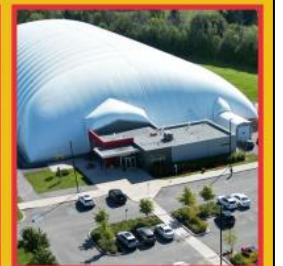


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**Township of Russell
Draft Official Plan**

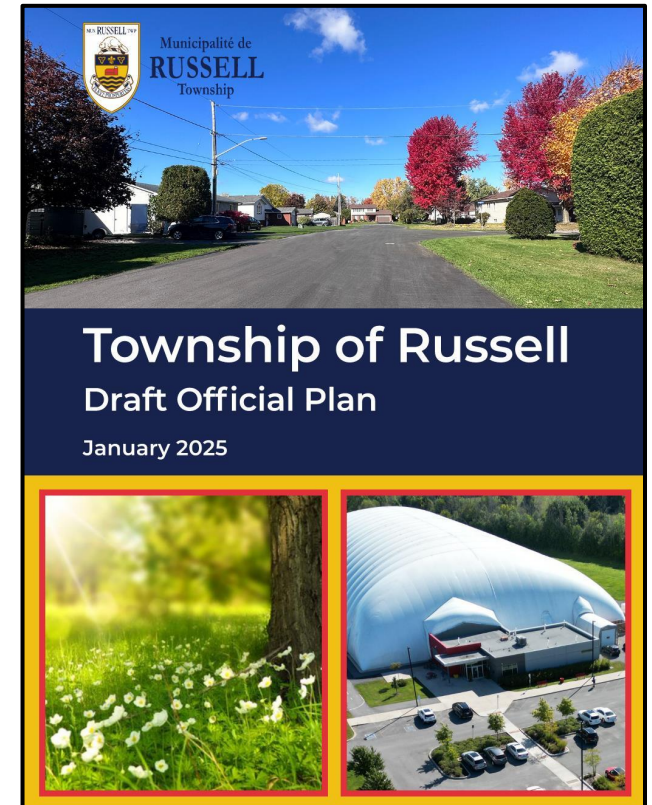
January 2025





Draft Official Plan (January 2025) Overview

1. Updated **Document Format and Structure**
2. Review of **Key Policy Updates** to be consistent with the PPS, 2024 and conform with the new United Counties of Prescott and Russell Official Plan, including:
 - a) Lands added to Russell and Embrun Settlement Areas and Highway 417 Industrial Park
 - b) Major Facilities, Industrial Uses, Sensitive Land Uses (New Section 3.2.3.2)
 - c) Housing – Additional Residential Units (Updated Section 3.3.8.1)
 - d) Housing – Tiny Homes (New Section 3.3.8.7)
 - e) Employment Areas (Updated Section 3.7)
 - f) Wetlands (New Section 6.2)
3. Review of **Proposed Land Use Designations**
4. Draft Official Plan **Schedules (Maps)**





Draft Official Plan (January 2025) Overview

The **Draft Official Plan (January 2025)** is available for review:

The document displays the **revisions** made to the current Township Official Plan (March 1028):

- Additions are shown in blue underlined text
- Deletions are shown in ~~red strikethrough~~
- Text moved from existing Sections or new Sections added are highlighted in grey

Note: The Draft Official Plan may require to be updated following approval to the updates of the **Township of Russell Transportation Master Plan and Water and Wastewater Servicing Master Plan**, which are currently being developed concurrently.

1
Overview

Section 1 Overview

1.1 Indigenous Land Acknowledgment
The Township of Russell is located on the traditional and unceded territory of the Iroquois (Haudenosaunee), Algonquin (Anishnabewaki and Omamiwininiwaq) and Mohawk (Kanien'kehá:ka) People. We acknowledge our shared obligation to respect, honour and sustain these lands and the natural resources contained within.

1.2 Role of the Official Plan
The Ontario Planning Act requires municipalities to prepare and adopt an Official Plan to provide guidance for the physical development of communities. As a lower-tier municipality, the Township of Russell is subject to the policies of the United Counties of Prescott and Russell Official Plan, which was adopted by the Untied Counties of Prescott-Russell Council on ~~September 28, 2022~~ August 26, 2016 and was approved by the Ministry of Municipal Affairs and Housing on ~~July 7, 2023~~ March 29, 2016 (herein referred to as the 'County Official Plan'). However, the County Official Plan grants authority to local Councils to adopt an Official Plan for the municipality or a specific part of the municipality.

Key Map of the United Counties of Prescott and Russell

Key Map of the Township of Russell

On this basis, the role of the Township of Russell Official Plan is to guide and direct the use of land within the Township's four Villages (Embrun, Russell, Limoges, and Marionville), ~~the Commercial Parks and the Industrial Park adjacent to Highway 417~~. The boundaries of these areas are illustrated on Schedules A1 to A5, and correspond to the boundaries of their respective policy designations as per the County Official Plan (Urban Policy Area, Community Policy Area, or Trade and Industry Policy Area). This Official Plan provides a vision for the future growth within these areas and a policy framework to guide their physical development ~~in the period of 20 years, to the year 2046~~. These areas remain subject to the County

Township of Russell Draft Official Plan
January 2025

1

Excerpt from Draft Official Plan (January 2025)





Draft Official Plan (January 2025) Overview

Document Format and Structure

The Draft Official Plan is comprised of **10 Sections**:

- Section 1 – Overview
- Section 2 – Strategic Directions
- Section 3 – General Policies
- Section 4 – Land Use Designations
- Section 5 – Infrastructure
- Section 6 – Natural Heritage
- Section 7 – Cultural Heritage
- Section 8 – Health and Safety
- Section 9 – Implementation
- Section 10 – Schedules
- Appendix A – Glossary

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Draft Official Plan (January 2025) Overview

Lands Added to Russell and Embrun Settlement Areas and Highway 417 Industrial Park

The Township of Russell is anticipated to grow as follows:

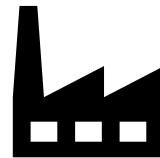
Population



+52%

+10,580 people

Employment



+59%

+2,940 jobs (mostly expected to occur within the 417 Industrial Park)

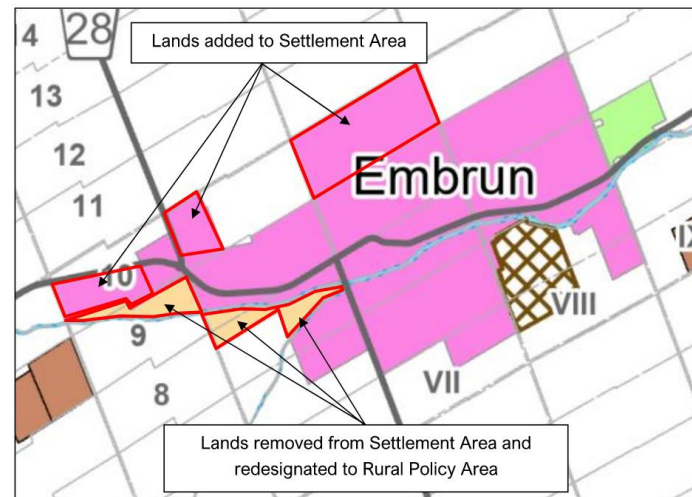
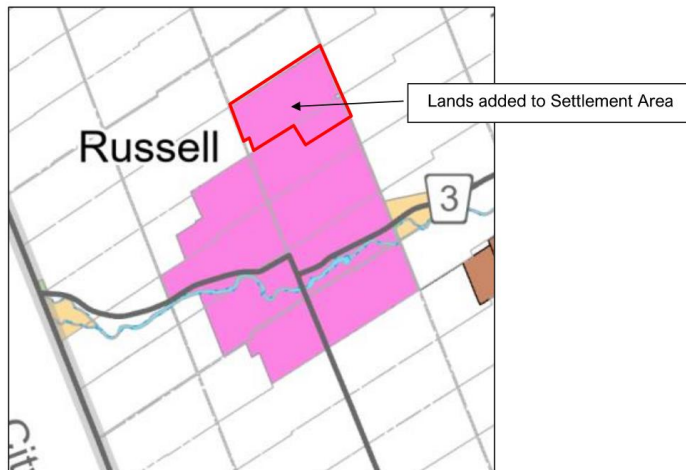
- A Growth Management Strategy Update was prepared by Hemson in March 2022 in support of the new County Official Plan.
- The Update concluded that there was an insufficient land supply within the existing Settlement Areas in the Township of Russell.



Draft Official Plan (January 2025) Overview

Lands Added to Russell and Embrun Settlement Areas and Highway 417 Industrial Park

- In 2022, WSP prepared the “Settlement Area Expansion for the United Counties of Prescott and Russell Official Plan Review” report in support of the County’s new Official Plan, to evaluate candidate lands for expansions to the Russell and Embrun Settlement Areas, and the Highway 417 Industrial Park to accommodate the forecasted residential and employment growth to 2046.
- In April 2022, County Council approved the recommendations of the report, resulting in changes to the new County Official Plan Schedules. These changes are now reflected in the Township Draft Official Plan.





Draft Official Plan (January 2025) Overview

Major Facilities, Industrial Uses, Sensitive Land Uses (New Section 3.2.3.2)

- Policies added to enforce **land use compatibility** considerations between **major facilities** and **sensitive land uses**
- “Major facilities” and “sensitive land uses” are defined in the PPS, 2024 and Appendix A of the Township Draft Official Plan
- “Major facilities” generally includes airports, manufacturing uses, industries, transportation infrastructure, waste management systems, energy generation facilities and transmission systems
- “Sensitive land uses” generally means buildings, amenity areas, or outdoor spaces where normal activities may experience adverse effects from contaminant discharges from a nearby major facility (e.g., residential uses, day care centres, educational and health facilities)
- Policies for **minimum separation distances** between industrial uses and sensitive land uses are added, in accordance with Provincial D-Series Guidelines



Draft Official Plan (January 2025) Overview

Housing – Additional Residential Units (Updated Section 3.3.8.1)

- In accordance with recent changes to the Planning Act, policies have been updated to permit a total **maximum of three (3) residential units are permitted on a lot** containing a single-detached, semi-detached, or townhouse dwelling, subject to adequate servicing requirements. This includes:
 - A maximum of three (3) residential units within the dwelling, if there are no detached buildings or structures ancillary to the dwelling that contain a residential unit (i.e., a detached garage)
 - One (1) residential unit is permitted within a detached building or structure ancillary to the dwelling, if the dwelling contains no more than two (2) residential units





Draft Official Plan (January 2025) Overview

Housing – Tiny Homes (New Section 3.3.8.7)

- Tiny homes are small, private, and self-contained dwelling units with living, dining, and sleeping areas, and kitchen and bathroom facilities that are intended for year-round use
 - Tiny homes are **not** mobile homes or intended to be movable once placed / constructed on site
 - Generally less than 37 m² (400 ft²), but cannot be less than 17.5 m² (188 ft²), in accordance with the Ontario Building Code
- A new Section 3.3.8.7 has been added to permit tiny homes wherever single-detached dwellings are permitted, subject to adequate water and sewer capacity and compliance with the Ontario Building Code and Fire Code, the Zoning By-law, and other municipal by-laws



Source: Government of Ontario



Draft Official Plan (January 2025) Overview

Employment Areas (Updated Section 3.7)

- Section 3.7 Employment Areas is updated in accordance with **the revised definition of “employment areas” in the PPS, 2024:**
 - “Employment areas” means those areas designated in the County Official Plan and Township Official Plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities.
- Uses that are **excluded** from employment areas include institutional and commercial, including retail and office not associated with the primary employment use listed above.
- Permitted uses in the Highway 417 Industrial Park designation, the Township’s designated “employment area” have been revised accordingly



Draft Official Plan (January 2025) Overview

Wetlands (New Section 6.2)

- Section 6.2 Wetlands establishes policies for wetlands identified in the new County Official Plan.
- New policies:
 - Development and site alteration within or adjacent to designated wetlands, evaluated wetlands, and unevaluated wetlands shall be in accordance with the County Official Plan.
 - The Township may identify **locally significant wetlands** for heightened protection through restrictive zoning and an amendment to the Zoning By-law.



Source: Water Canada



Draft Official Plan (January 2025) Overview

Proposed Land Use Designations

The Draft Official Plan includes **8 land use designations** that further implement the designations established in the County Official Plan:

The **Community Facility designation** is a new designation in the Draft Official Plan.

-  Residential - Résidentielle
-  Multi-Unit Residential - Immeubles résidentiels à logements multiples
-  Village Core - Centre du village
-  Commercial - Commerciale
-  Community Facility - Établissement communautaire
-  Business Park - Parcs d'affaires
-  Open Space - Espaces verts
-  Industrial Park - Parc industriel

New Land Use Designation	Description	Permitted Uses
Community Facility	<ul style="list-style-type: none"> • Allow for a range of institutional and community uses to help meet the local and regional service needs of residents and visitors 	<ul style="list-style-type: none"> • Including but not limited to cemeteries, community centres, cultural facilities, day care centres, government offices, hospitals, libraries, museums, places of worship, public uses, residential care facilities, recreation facilities and complexes, and schools



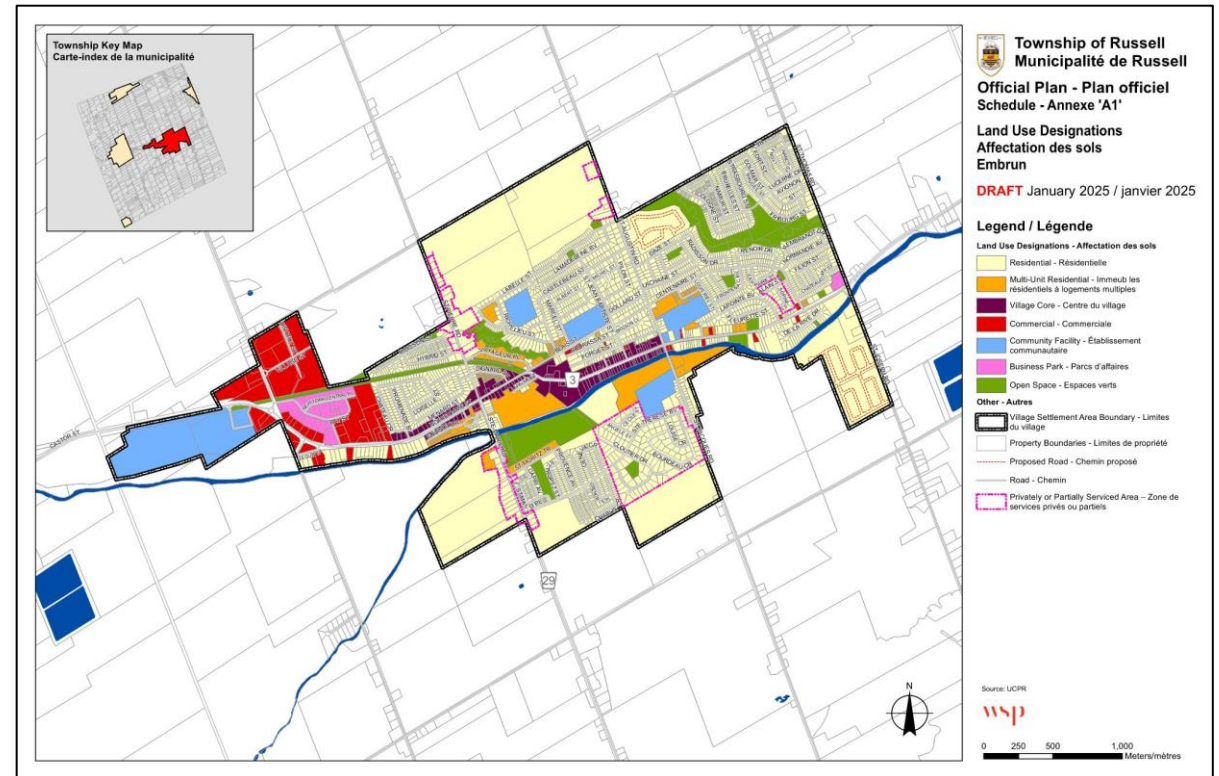


Draft Official Plan Schedules – Schedules A1 to A5

A new set of **Official Plan Schedules** (i.e., Maps) have been prepared to accompany the Township Draft Official Plan.

The **Schedules A1 to A5** illustrate how all properties in the Township of Russell are designated:

1. Schedule A1 - Embrun
2. Schedule A2 - Russell
3. Schedule A3 - Limoges
4. Schedule A4 - Marionville
5. Schedule A5 - 417 Industrial Park



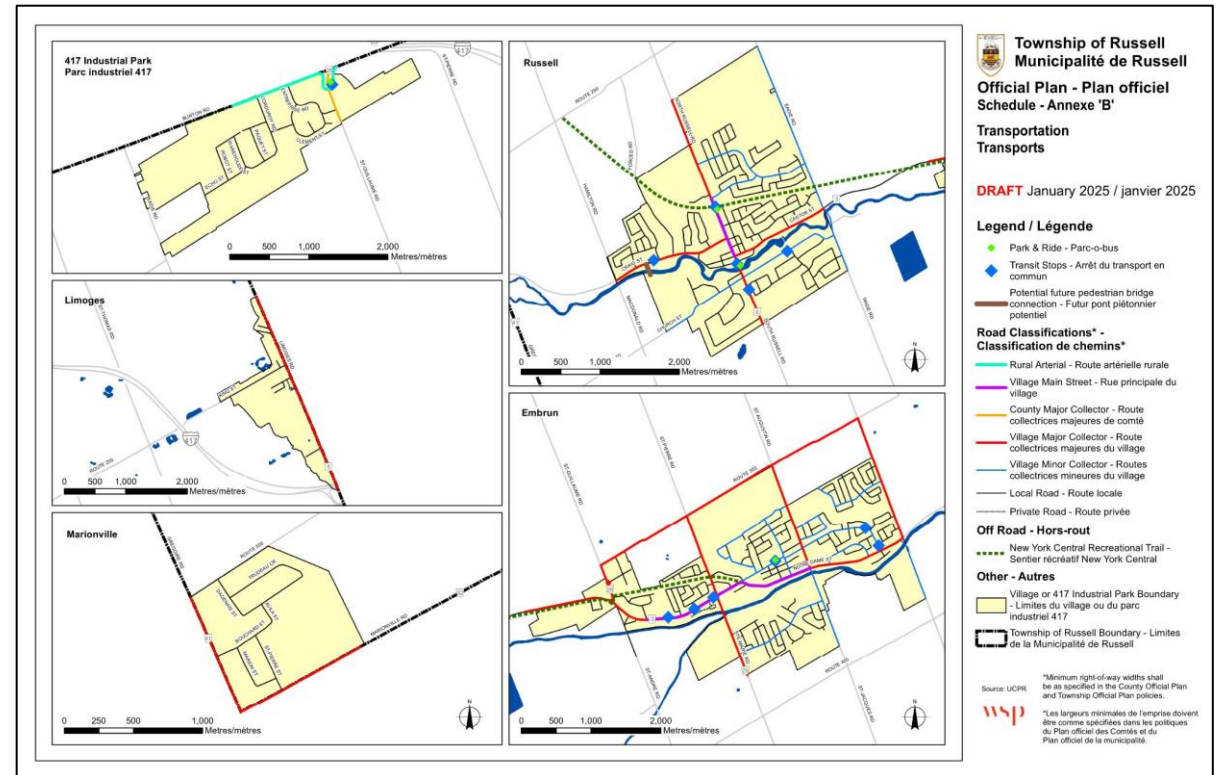
Draft Official Plan
Schedule – Annexe 'A1' Land Use Designations (Embrun)



Draft Official Plan Schedules – Schedule ‘B’

Schedule ‘B’ Transportation illustrates the transportation network in the Township of Russell, including:

- Road network and classifications
- Park & Ride locations
- Transit stops
- A location for a potential future pedestrian bridge in the Village of Russell



Draft Official Plan
Schedule – Annexe ‘B’ Transportation





Official Plan Review – Next Steps

1

Winter 2025 – Community Review and Input on the Draft Official Plan

The Draft Official Plan (January 2025) is available for review at:

<https://www.russell.ca/en/build-and-invest/official-plan.aspx>

2

March 2025 – The same version of the Draft Official Plan (January 2025) will be presented at a **Statutory Public Meeting** required under the Planning Act, to allow residents and stakeholders to make oral comments or written submissions. **A separate Notice of Statutory Public Meeting will be published.**

3

Spring 2025 – Township Council Adoption

Adopted Official Plan is submitted to the County for Approval

4

Summer 2025 – Final Approval of the Official Plan by County

County approves the Adopted Official Plan, followed by a 20-day Appeal Period



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Township of Russell Official Plan Review
Statutory Public Open House – February 12, 2025

Thank You! Questions? Comments?



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Township Contact:

[Redacted Name] – Planning Department

Township of Russell

[Redacted Address]

Phone: (613) 443-3066 [Redacted]

For project updates, please check out the Township’s website at:

<https://www.russell.ca/en/build-and-invest/official-plan.aspx>

Planning@russell.ca

