

Planning Services

Council Orientation

December 18th, 2018

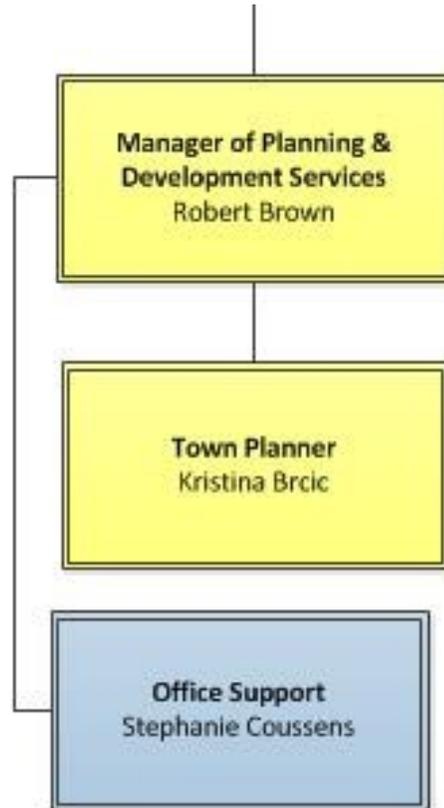


Overview

- Quick overview of the department:
 - Three staff members
 - Provincial Policy Statement(PPS), County of Essex Official Plan, Town of Kingsville Official Plan, Town of Kingsville Comprehensive Zoning By-law
 - Provide professional planning opinion to Council, Committee of Adjustment and Kingsville Ratepayers/Developers



Organizational Chart



Staff

- Manager of Planning Services: (started with the Town in 2014)
 - Provides guidance and support to the Town Planner
 - First point of contact for major development proposals
 - Lead on development of planning policy, development and maintenance of the Official Plan and Zoning By-law
 - Provides professional planning advice and direction to Council



Staff

- Town Planner: (started with the Town in 2016)
 - First point of contact for ratepayers and developers
 - Addresses most phone inquiries and counter requests
 - Processes all applications to the Committee of Adjustment
 - Also processes minor site plan and zoning applications
 - Provide support to and assistance to the Manager and other Town staff
- Support Staff: (started with the Town in 2006)
 - Provides support to dept. staff
 - Maintains files and records
 - Liaison with ratepayers, lawyers, applicants
 - Provides support to Committee of Adjustment and PAC



Budget

- Planning Services Total 2018 Budgeted Operational Expenditures
 - \$316,628 (approx. 75% of that cost is associated with the processing of planning applications)
 - \$91,640 from planning applications submitted as Nov 30, 2018
 - Planning Application fees represent a recovery of approx. 38.5% of the cost of processing applications



The Ontario Planning Act

- Provides the **legislative framework** for Land Use Planning in Ontario
- The purpose of the *Planning Act* is to:
 - promote **sustainable economic development** in a **healthy natural** environment
 - provide for a land use planning system led by **provincial policy**
 - integrate matters of provincial interest and municipal planning decisions
 - provide for planning **processes** that are fair by making them open, accessible, timely and efficient
 - encourage **co-operation and co-ordination** among various interests
 - recognize the decision-making **authority** and **accountability** of municipal councils in planning



Provincial Policy Statement (PPS)

- Policies set out in the Provincial Policy Statement (PPS) are the **foundation** of Ontario's land use planning system.
- The **Core Principles** of Ontario's PPS are:
 - Our land is finite and precious – we need to use it wisely
 - Our resources are finite and valuable – we need to manage them wisely
 - All Ontarians deserve strong and healthy communities
- Municipalities are the primary implementers of the PPS, and therefore all land use decisions must be **consistent with the PPS**.



The Corporation of the Town of Kingsville

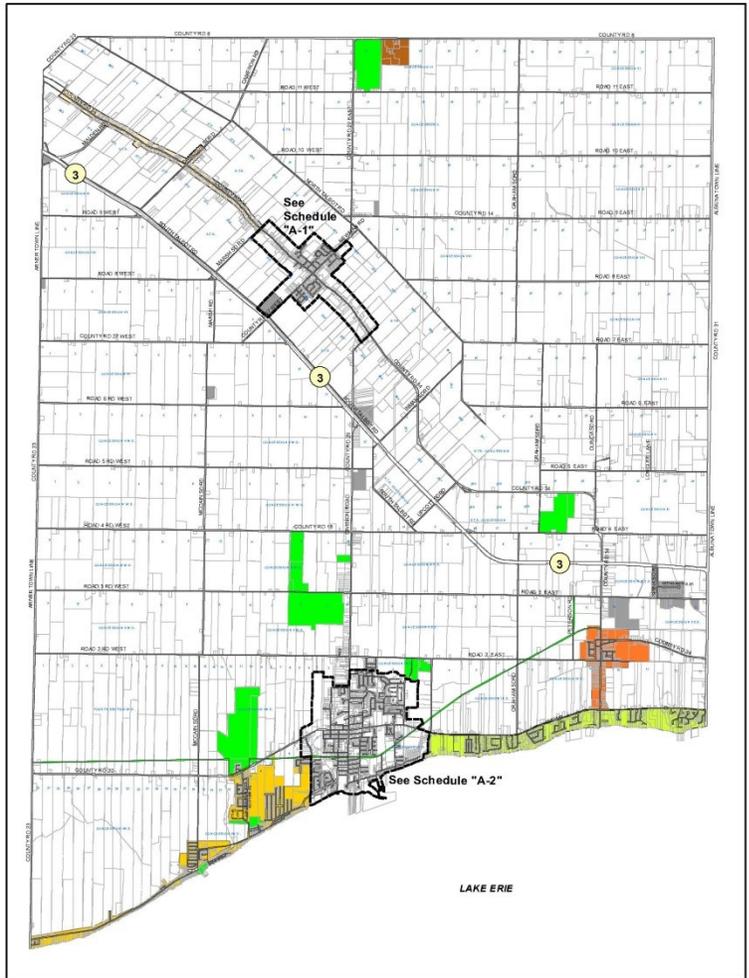


OFFICIAL PLAN

December 2011



Kingsville

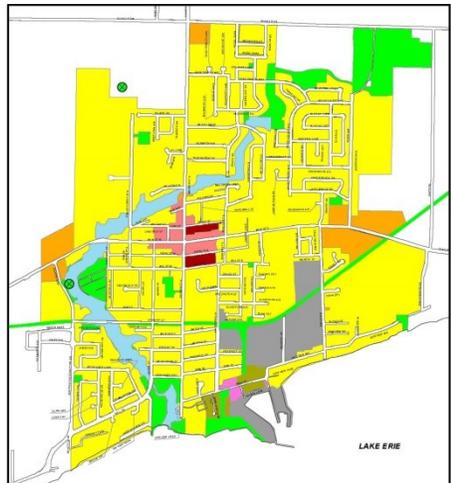


**SCHEDULE "A"
OFFICIAL PLAN
TOWN OF KINGSVILLE
LAND USE PLAN**

SCALE: 1:60,000

	Agricultural
	Rural Residential
	Lakeshore Residential East
	Lakeshore Residential West
	Special Residential
	Hamlet
	Industrial
	Parks and Open Space

August 20, 2010

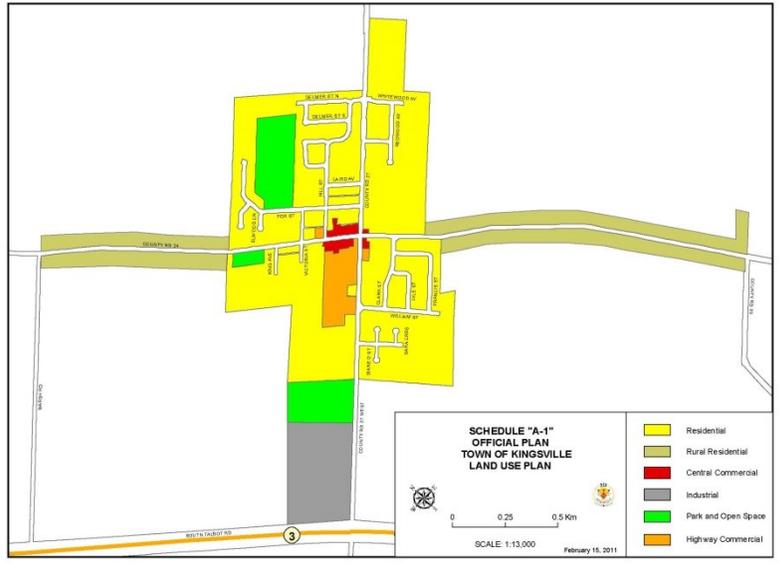


**SCHEDULE "A-2"
OFFICIAL PLAN
TOWN OF KINGSVILLE
LAND USE PLAN**

SCALE: 1:18,000

August 20, 2010

	Agricultural
	Rural Residential
	Lakeshore Residential East
	Lakeshore Residential West
	Special Residential
	Hamlet
	Industrial
	Parks and Open Space



**SCHEDULE "A-1"
OFFICIAL PLAN
TOWN OF KINGSVILLE
LAND USE PLAN**

SCALE: 1:13,000

February 16, 2011

	Residential
	Rural Residential
	Central Commercial
	Industrial
	Park and Open Space
	Highway Commercial



The OP

- Kingsville is part of the County of Essex which is a two-tier system, the County is the upper-tier the Town is the lower-tier
- The first step in the process is a review of the County OP.
- The initial and closer review of a proposal involves a review of the local OP (Kingsville).
- This provides the general guidance on land use planning and the basic designations of each area of the Town i.e. residential, commercial, industrial, institutional, open space etc.
- Changes or amendment of the OP are endorsed by local Council however approval of any amendments is done at the County level.





**Town of Kingsville
Comprehensive Zoning
By-law 1-2014**

Approved by Council – April 28, 2014
Consolidated as of: January 11, 2016
As Amended – February 08, 2016



The Zoning By-law

- Provides individual property requirements such as permitted use, height, setbacks, parking requirements
- Issuance of a Building Permit requires that the proposed structure(s) comply with the provision of the zoning for that property
- Changes to or amendment of the zoning by-law require Council approval
- Relief from an individual requirement of the zoning (excluding use) can be done through a minor variance approval from the Committee of Adjustment



Types of Planning Applications



Activities

- Consultation with ratepayers and development industry
- Provide land use planning information
- Administer the Town policies related to planning, OP, ZBL, Site Plan Control
- Provide direction and liaison between development and other Town Dept.
- Review and processing of development application under the Planning Act.
- Monitor and maintain land use planning policies



Cannabis History

- Cannabis first became legal for medical purposes in 2001 under the MMAR
- In 2013 the regulations were replaced with the MMPR
- In 2016 the MMPR was replaced with the ACMPR which was a blending of the old MMAR and MMPR regulations
- This resulted in what is referred to as Part 1 (commercial) and Part 2 (individual or designated growers) Part 1 growers must notify local authorities and comply with local regulations (zoning) Part 2 growers are only required to notify local police and are not required to comply with local regulations (zoning) they only require a license from Health Canada. We cannot regulate Part 2 growers.



Cannabis Now

- In 2018 (Oct 17) cannabis was legalized for recreational purposes
- Both medical and recreational cannabis are now regulated under the Cannabis Act.
- There are now six licence classes
 - Cultivation (micro/standard/nursery)
 - Processing (micro/standard)
 - Testing
 - Sale
 - Research
 - Cannabis drug licence



Highlights from 2018

- Start of 5 year Official Plan Review
- Initial stages of Affordable Housing Strategy
- Development and implementation of added zoning controls for cannabis production
- Continued residential growth
- Park & Division condo construction
- Continued redevelopment in the downtown
- Cottam CIP & Revitalization plan kick-off
- Continued development on the Freshco site
- Significant activity related to cannabis production with legalization in October
- First lot development in the Ruthven Industrial Park



Highlights from 2018

Planning Approval in 2018 or built out in 2018 will lead to the follow:

- Increase to tax assessment
 - Residential – \$40 to \$50 million (residential rate)
 - Commercial/Industrial – \$44 million (mix of commercial/industrial rates)
 - Agricultural – \$15 to \$20 million (agri. & some comm/ind. rate)
- This translates to an increase in tax revenue of approx. \$2 million to the Town



Goals for 2019

- Review and update of large scale greenhouse policies
- Implementation of the Affordable Housing Strategy
- Continued monitoring and updating of cannabis policies
- Review of and public education push on secondary dwelling units
- Completion of the 5 year Official Plan review and pass off to the County for final review and approval
- Zoning By-law review and housekeeping amendment

