

Township of Seguin – Official Plan Review Discussion – Economic Development

What We Heard

Overall Development Ideas

Encouraging growth and new development in the Township. Looking to grow housing, industrial, commercial, and small business development. Of course, while keeping in line with their “Environment-First” philosophy. Development is needed to keep up with the expected growth of the community, but this needs to be completed with zero “reckless development.” While the discussion continues on the Official Plan’s aim and objectives, need to keep in mind the **flexibility** of policies as there can be a multitude of strategies pursued in coming to the desired objectives in the Township.

Airport

Expansion of the airport industrial development. The industrial development near the airport allows for growth within Seguin but also allows for easier access to transportation for exports and imports of goods. The airport and surrounding area is an ideal gateway or distribution area. The area is unique, and it is argued that the airport and surrounding locations should be left for development that needs close proximity to air transportation and to limit housing or institution development in these locations. Possibility of on-site accommodations for flight schools to take place was also discussed.

Institutions

Interested in a larger share of provincial or regional institutions such as health and education. Post-secondary education brings vibrancy to a community and therefore there needs to be an allowance of land designated for student accommodation. This will increase the favourability of having post-secondary education in Seguin as well as increase the younger population in Seguin year-round.

Highway Corridors

Would like to be able to plan “paths” of commercial destinations along highway corridors (e.g., HWY 400). There was also mention of redeveloping lands that were once motels and hotels into residential locations. These ideas would need additional research due to MTO having specific objectives for major highways and MTO does not necessarily view these highway corridors as development opportunities except at some intersections. Would need to identify broader policy objectives for the Official Plan and reflect on what redevelopment would best suite these areas (such as the motel locations). Also, further discussion on secondary road development opportunity is of interest.

Employment and Residential

The council would like to strive to attract more permanent residential growth – opposed to seasonal – and especially younger families and individuals. We know that these families will most likely look for housing that is near other amenities such as schools and recreational facilities so, identifying land use designations for housing growth will also need other amenities permitted. Some areas that could potentially be residential are currently land locked and/or lack services. Further information would be needed on the cost of servicing a location and how dense the housing developments should become (which could also reduce servicing costs per lot). The

location of residential lands near employment locations is important. The possibility of having mixed-use land designations such as high residential and light commercial centers was discussed. Would this increase the likelihood of residents using active transportation due to a reduced commute?

Commercial and Retail

There was plenty of talk about shared workspaces. With the likelihood of an increase in working from home, many may desire a small, rented office space among others for social interactions to take place. These shared workspaces would also act as an “incubation” step between small home businesses and larger rental spaces. Interested in attracted high-tech, knowledge-based industries.

Agricultural

Agricultural lands uses are deemed very important to the Township. The Committee would like to encourage innovative agricultural opportunities and diversification to aid in the Township becoming self-sufficient (e.g., year-round fruit and vegetable growth for the town).

Seasonal

To permit on-site accommodation due to short-term rental units on non-water front properties are needed to attract seasonal employees. This ties back with location of residential being nearby employment lands.

Other Future Development Types

Mention of a couple more industries that are predicted to become very popular and see rapid growth in the future. Should the Township plan to accept such industries and how do you promote the town for such and to target those industries within the new land use policies and designations? Future rapidly growing industries:

- Environmental Services and Environmental Issues – Environmental or electricity clusters
- Biomedical medical/ pharma will grow (COVID related advancements)

Township of Seguin – Official Plan Review Discussion – Liveability & Healthy Communities

What We Heard

Housing

There is an understanding that the PPS has policy that focuses development to settlement areas, but the Committee would like to have the opportunity to allow for some severing of backlots and to create some new developments outside of those settlement areas. To create more housing options that vary in cost, it is of interest to the Committee to provide more housing outside of settlement areas. Any development of housing should have to portray the rural character of the surrounding areas. The Committee would like the OP to provide opportunities for upcoming and creative types of housing options. During the discussion, co-housing, granny suites, and secondary suites were of interest. Overall, the Committee is interested in pursuing intensification of housing development in the Township while allowing for opening up other areas to some development. The Committee would like to see policies that provide the option of other secondary housing types on a lot to provide opportunities for lower cost housing and for ageing in place. The residential Development Policies regarding Shoreline Area residential development will remain in the new Official Plan such that this area will consist primarily of single detached dwellings on separate lots. These second housing options must be long term accommodation and not allow for short term accommodations. The unique topography of the Township must be kept in mind as intensification may look different here than other places. The Township wants to welcome everyone, and every situation and housing options must be available.

Transportation

The Committee is very interested in pursuing multi-modal transportation options throughout the Township but especially within and right around settlement areas. Within settlement areas, safety is very important and the Committee would like to see policies and design guidelines in regard to traffic calming measures to take place and to allow for safe active transportation options and to reduce the dependency on cars. It was mentioned that as roads are updated or new roads are built, that they are widened to create bike lanes and pedestrian pathways along the shoulders to create a safe space for those using active transportation. The Committee would like to identify travel options in order to provide travel opportunities for everyone including seniors and those with disabilities. Further review is needed to look at ideas such as school bus transportation (around the school drop off time) or ride share to increase travel options. Currently, data collection is happening in the Township, so the Committee hopes to receive some recommendations from this. One current issue with transportation ideas in the Township is that a lot of the major roads are MTO highways which the Township does not necessarily have a say in how those roads are built and maintained to allow for active transportation. There is no restrictive language in the current OP when it comes to transportation, but goals have not been met as it has not been deemed justifiable to implement the multi-modal transportation ideas due to the lack in return of investment. It is time to explore how to succeed in the transportation goals and objectives of the OP.

Connectivity of Built and Natural Environment

The current language in the OP may restrict non-water properties access to water. Recreational Carrying Capacity Section (RCC) B.3.3.c. states “In order to minimize the impact of development on the recreational carrying capacity of a lake, the Municipality may impose limitations on the size of docks, **public access to the lake** or seek voluntary restrictions on the power of boats using the lake.” The main reason for the Recreational

Carrying Capacity is meant to restrict excessive waterfront lots and homes – not to restrict the public's access to the lake. There needs to be a change to the language of this section of the OP. There are some issues with how the Recreational Carrying Capacity is measured and there was some mention of looking into changing the formula. In another paper (Heritage and Healthy Lakes, changes to the RCC is discussed further). It is not as straightforward and dealing with additional boat traffic and new measures may need to be put in place to regulate new developments.

The Committee is interested in allowing for innovative green home ideas and possibly incentivizing passive house or community design ideas that are energy efficient. Although the green development options are really at the building permit level, the OP should not stand in the way of residents pursuing more green development ideas.

More linkage between trails is important for the Township as these trails give the community a chance to pursue a healthier lifestyle as well as deliver an additional travel method within the Township. Trails should be connected to each other as well as to main public areas in the Township while avoiding direct access into residential areas to ensure recreational vehicle traffic does not impact public safety. There should be parking at the entrance of trails as well as curb side furniture along the trails. Trails are for pedestrians and the Committee believes there should be trails available for people of all abilities/multiuse. There was also mention of the possibility of ATV trails that are safe for users as opposed to having to use the shoulder of the road due to the disconnection of those trails. The Township has just recently signed a contract with WSP that awarded them to create a master plan for active transportation and trails. A draft of this is expected in September and may be incorporated into the new OP.

The visual aesthetic of the character of the Township is important and there may need to be an inclusion of guidelines in the OP for a clean sight of front yards to improve the connectivity of the built environment to the surrounding natural environment.

Public Spaces

One of the most important areas of the Township's public places that need to be improved is their community centres. These centres can bring communities together and the Committee would like to see an increase in the usage of these centres from all age groups. Daycare should be facilitated within the centres. This is key to making the Township liveable for young families. The possibility of employment opportunities at the community centres was mentioned as coordination and organization of events will be needed to increase the usage of the community centres. There should be policy to enhance the playgrounds but to also form new recreational ideas for all ages. Currently, there is very limited community recreational ideas for teens in the Township.

Although safety is a priority in the Township, the committee along with many previous comments from the public, prefer a dark skies policy as opposed to street lighting. This is an important piece of the rural character of the Township.

The Township would like to investigate "wayfinding" signs of interest for directions to public spaces and outdoor facilities. This could increase the likelihood of the community using these spaces. Commercial and retail services within the communities will also have the opportunity to display signage where it is deemed appropriate. Research will need to be done on where signs are permitted. For example, MTO roads may not permit wayfinding signs in the Township. Commercial and retail services should have the opportunity to display signage as well.

Township of Seguin – Official Plan Review Discussion – Heritage and Healthy Lakes

What We Heard

Shoreline Development

Review/consider various setback policies suited for different areas or situations. This would be dependent on what environmental factors need to be considered. Where development is already occurring, the 20 m setback will remain. Development within the shoreline setback should be limited to protect the natural shoreline. A percent of shoreline development will be permitted. This would mean a percentage of the shoreline could be used for water access and amenity area only. Identifying lakes at or over capacity in the new OP is needed to protect these lakes.

Blasting

Discourage unnecessary blasting and encourage using the landscape as it is. To create policy that allows for creative approaches to using the landscape as it is and to restrict blasting to only be permitted when necessary. Blasting should be limited within the shoreline setback. The Environment must come first. Blasting should not be used for aesthetic reasons. Blasting is to be regulated such that only “approved” blasters perform the work during “approved” periods of time in the year.

Recreational Carrying Capacity

To change the Recreational Carrying Capacity indicator to the Environmental Carrying Capacity (ECC) will be more in line with the Township’s “environment-first” objectives. The definition of Environmental Carrying Capacity needs to be stated in the Official Plan for educational purposes for the public and to clearly express that the policies are geared at restrictions of development of waterfront policies and that such restrictions are not geared towards public access to the lakes. The Township would like the ECC policy to apply to all lakes – including small lakes – as they all need to be protected. One policy direction the Township may like to see is a range of modelling for different lakes. Each lake is unique. It is to be decided if a simple, one size solution is to be used or if a variety of lake capacity models should be used. Climate change should also be considered in the ECC formula as this will influence lake health in the future.

Boathouses Community Planning Permit System and Point System

A Community Planning Permit System takes the zoning, site plan, and minor variance processes, and streamlines the process to create one process. The Township then issues permits for applications that meet the standards. The Township stewardship program is in place which already acts as a point system. This system could be tweaked and used in conjunction with a Community Planning Permitting System. Blasting regulations should be incorporated into the system.

Biodiversity Offsetting

Biodiversity offsetting is a method of compensation for unavoidable environmental impacts of development. This is to only be considered for applicants that have attempted mitigation and prevention measures already. It is a measure of last resort. The Township would like to review possible policy options that would be in place for

biodiversity offsetting in the Official Plan. Policy must specify that this method is for applicants that are proactive and not available for applicants after the fact that had made mistakes during development. Policy for biodiversity offsetting will outline this strategy to ensure such techniques are used to remediate the ecosystem.

Township of Seguin – Official Plan Review Discussion – Infrastructure and Public Service Facilities

What We Heard

Water and Sewage Policy

The Township wants an Official Plan that allows for the use of innovative water and sewage technology in order to see a multitude of approaches to provide services to residents. Policy direction for this aspect of the Official Plan should still have a green aspect in order to align with the Strategic Plan of the Township. The Township would like to encourage new solutions for providing the opportunity of a variety of water and sewage systems. The fundamental costs of water and sewage systems for new development will be the responsibility of the developer. Policy must conform to the Provincial Policy Statement, 2020, in regard to Private Communal Sewage Services and Private Communal Water Services when such services are decided to be implemented in areas within Seguin.

Broadband Strategy

The Township supports the implementation of systems of high-speed broadband to the entirety of the Township that has comparable speeds and coverage to that offered in major urban centers and achieve the Industry Canada Standards. The Township is interested in working with Industry Canada to promote ideas for creating affordable broadband for all residents. One opportunity for lowering the installation cost of broadband deployment is the Dig Once Policy that allows for underground cables to be positioned at the time of roads, paths, and walkway development. Overall, the Official Plan should have language that encourages the adoption of new technology set in the future.

Energy Efficiency

The Township would like to ensure environmentally friendly ideas for heating, lighting, and removing waste in your home. There was lots of support in programs such as the Community Improvement Plans to provide incentives and assist residents into creating greener homes. Examples of creating a greener home includes green bin services, updated windows, improved insulation, solar paneling and geothermal heating. The Township would like to look into providing opportunities for energy efficient technologies built throughout the community.

Public Service Facilities

Seguin currently has an issue with underutilized public facilities. The Township is pursuing opportunities for increasing the demand of these facilities to utilize the existing assets in the community. One example of this would be to create multiuse community centres. Such centres could support the much needed day care for Seguin. There are also plenty of outdoor public facilities such as beaches, parks, and trails. All such facilities should be utilized year-round, where applicable. A master plan for trails is currently underway which will improve the connectivity of public facilities. The Official Plan will lay out guidelines for a 5-year review of the trail master plan. An important aspect of these public facilities is creating economic opportunities in the Township to local businesses. Public facilities create employment opportunities as well as the potential for businesses to take advantage of the entrepreneurial aspect such as providing equipment rentals, food and

beverage services, or guiding tours. Policy should be created to direct what is permitted and what is encouraged in regard to public service facilities.

Public Art

The Township would like to see policy in regard to public art in the public realm. Policy should surround identifying public areas for public art and to propose the opportunity of how to invest into public art annually. Public art would include visual art, music and performance arts.