



SPECIAL COUNCIL

April 19, 2021, 6:00 pm
Virtual Meeting

Pages

1. Call to Order

2. Approval of Agenda

Recommendation

That the agenda for the Special Council Meeting of April 19, 2021, be approved as presented.

3. Declarations of Interest

4. Presentations

4.1. Official Plan Review

1

5. Delegations

*Each delegation will be allowed a maximum of 10 minutes to address Council.
At Council's discretion, this time may be reduced or extended.*

5.1. Sandra S. Lawn

5.2. Sandra Iseman

6. Confirming By-Law – 22-2021

23

Recommendation

That By-Law 22-2021, being a by-law to confirm the proceedings of the Special Council meeting held on April 19, 2021, be read and passed, signed by the Mayor and Clerk, and sealed by the seal of the Corporation.

7. Adjournment

Town of Prescott Comprehensive Official Plan Review

Special Meeting of Council
April 19, 2021, 6:00 pm

Nadia De Santi, MCIP, RPP,
Senior Project Manager

Anita Sott, MCIP, RPP
Senior Planner



PRESCOTT
EST 1784
THE FORT TOWN



Presentation Outline

Comprehensive Official Plan Review

- 1 Purpose of this Meeting
- 2 Project Process and Consultation to Date
- 3 Background Report
 - Growth Management Analysis
- 4 Provincial Requirements and Comments
- 5 Discussion Papers
 - Recommendations

Purpose of this Meeting



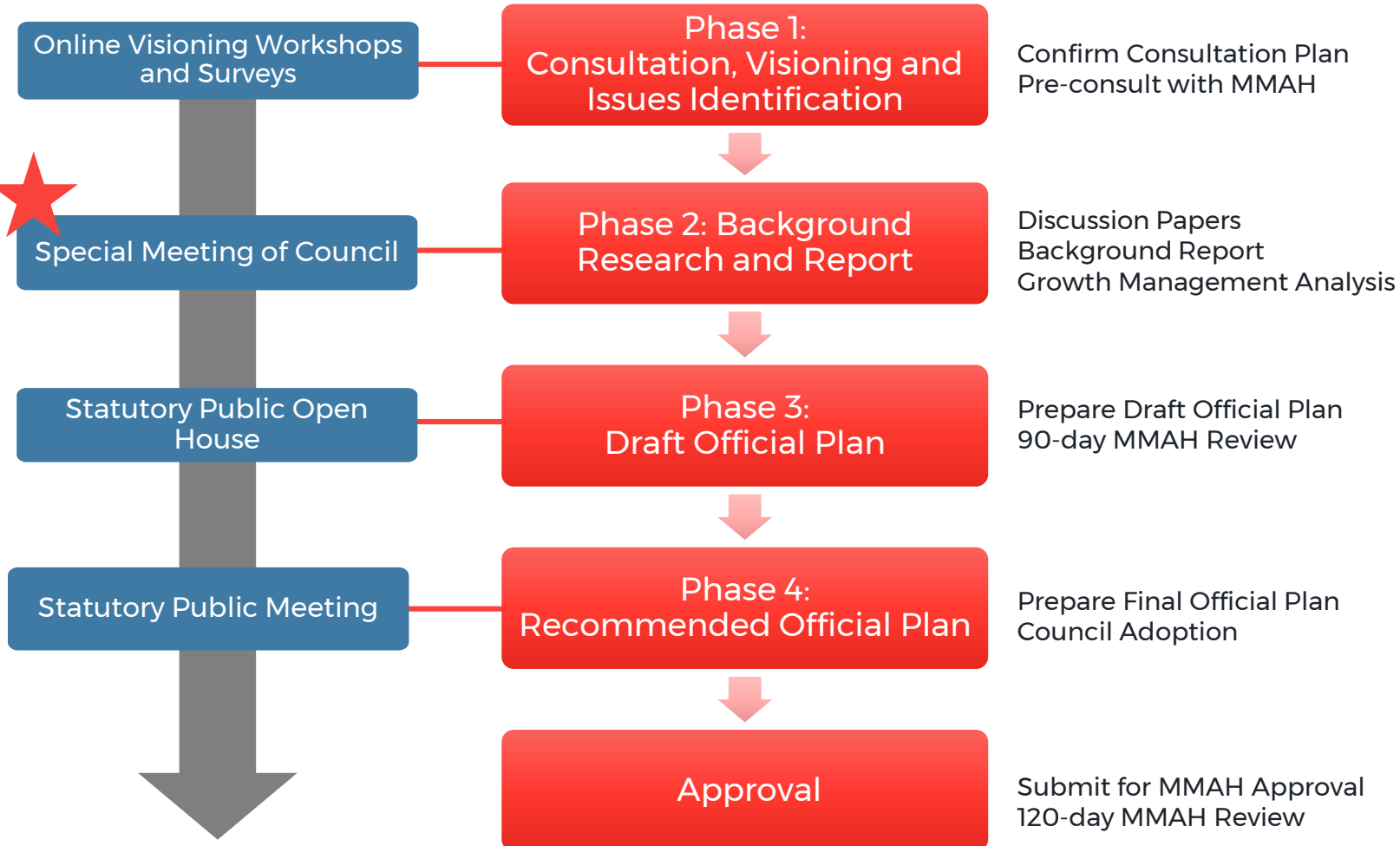
- Statutory meeting in accordance with Section 26(3) of the Planning Act, regarding revisions that may be required to the Town's Official Plan
- Review the recommendations for revisions to the Official Plan, as provided in the Background Report and Discussion Papers
 - Available for review on the Town's Official Plan Review website at www.prescott.ca/en/do-business/official-plan-review.asp
- Members of the public may make delegations regarding the Official Plan Review
 - Community input will help inform Official Plan policies

Project Process

We are here



4



PRESCOTT
EST 1784
THE FORT TOWN

5

- ## Online Visioning Workshop and Public Survey (Oct. 2020)

- # Economic Development Online Visioning Workshop and Survey (Oct. / Nov. 2020)

- [illegible]

Indigenous Engagement



Indigenous Communities Engaged:

- Mohawk Nation Council of Chiefs
- Mohawks of Akwesasne
- Algonquins of Ontario
- Algonquin Anishinabeg Nation
- Nation Huronne-Wendat
- Métis Nation of Ontario

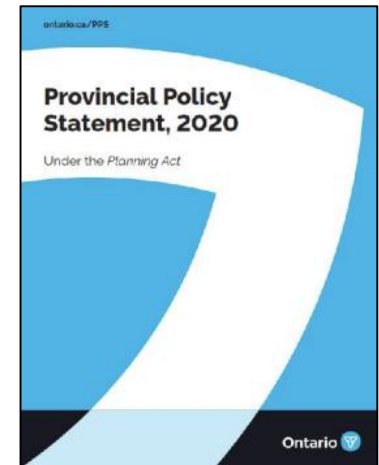
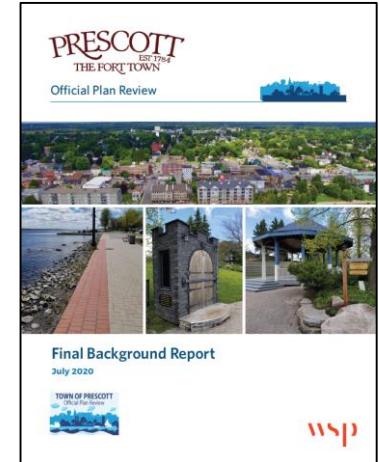
Engagement in March 2021:

- Correspondence via phone calls and emails to:
 - Introduce the Official Plan Review Project
 - Provide a link to the Background Report and Discussion Paper
 - Share the Notice of the Special Meeting of Council

Background Report



- The Background Report (July 2020) provides direction to the Town's Official Plan Review by describing the:
 - Community profile
 - Regulatory planning framework applicable to the Town
 - Overview of existing Official Plan and other local municipal plans and documents
 - Growth management and vacant lands analysis
 - Policies that may be missing or require updating to be consistent with the 2020 Provincial Policy Statement



- Available for review at www.prescott.ca/en/do-business/official-plan-review.asp

Growth Management Analysis

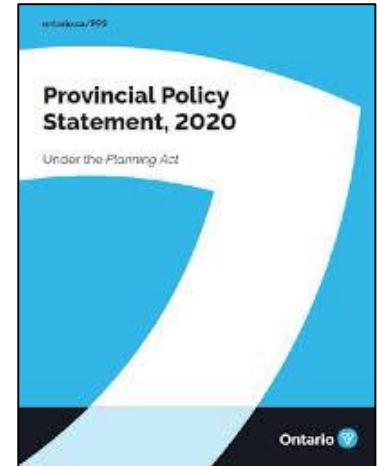
- Completed by Hemson Consulting Ltd. (Feb. 2020), with key findings summarized in the Background Report (July 2020)
- Based on a 20-year planning horizon, to the year 2039
- Key Findings:
 - Estimated potential for growth of 1,200 housing units and 900 jobs to the year 2039
 - Town has a sufficient amount of vacant land supply to accommodate the forecasted residential and employment growth

Forecast Population, Household and Employment Growth Town of Prescott, 2019-2039				
			Growth	
	2019	2039	Net Change	Compound Annual Growth Rate
Total Population	4,400	4,850	450	0.5%
Households	2,050	2,310	260	0.6%
Employment	2,270	2,450	180	0.4%

Provincial Requirements and Comments

2020 Provincial Policy Statement (PPS):

- 1.1.1 (b) – Encourage multi-unit housing and diverse housing options
- 1.1.1(e)(i) – Review climate change policies, including consideration of rising St. Lawrence River water levels
- 1.2.2 – Provide policies for coordination and engagement with Indigenous communities
- 1.6.8.5 – Promote coordination and co-location of infrastructure with adjacent municipalities



Ministry One-Window Pre-Consultation Comments:

- Review terminology and policies for consistency with the new PPS
- Add policies for human-made hazards (e.g. abandoned mine sites)
- Add policies and mapping (if applicable) for the Town's natural heritage system, wildland fire hazards
- Consider policies to address goods movement along the Hwy 401 corridor through a joint study with the Township of Augusta

Discussion Papers

Three (3) Discussion Papers were prepared to explore key policy issues:

1 Economic Development

- Downtown reinvigoration
- Community Improvement Plan opportunities
- Commercial Lodgings and Accommodations Attraction
- Highway 401 Industrial / Commercial Uses
- Recreation, Tourism and Wayfinding

2 Housing and Compatibility

- Housing options and residential intensification
- Neighbourhood character and compatibility

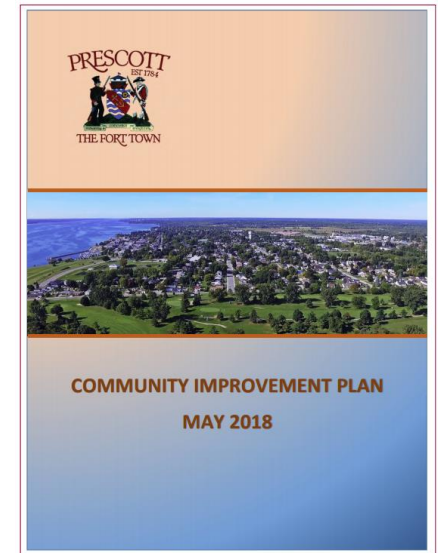
3 Cultural Heritage

- Incentives for private property owner maintenance / improvements to designated heritage properties

Recommendations

1 Economic Development

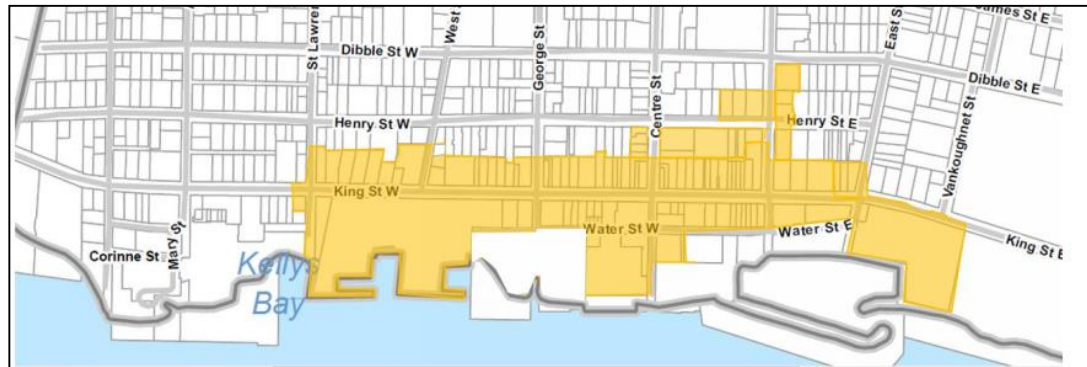
- **Recommendation 1:** Continue encouraging a broad range of mixed-uses in the Downtown Core
- **Recommendation 2:** Review Community Improvement policies, as they relate to the Town's Community Improvement Plan, to enable the Town to address all matters of community improvement under the Planning Act as part of potential financial incentive programs
- **Recommendation 3:** Continue to designate the entire Town as a Community Improvement Policy Area



Recommendations

1 Economic Development (continued)

- **Recommendations 4 to 6:** Outside of the Official Plan Review process, the Town should consider updating the Community Improvement Plan to:
 - Expand the RiverWalk District and Downtown Core Project Area (see image below), and the Employment Project Area



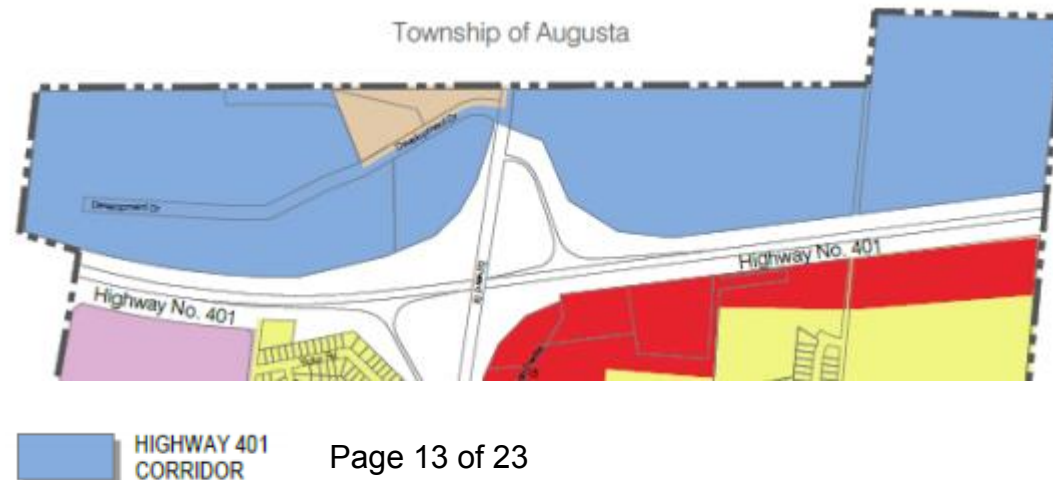
Existing CIP Area 1: RiverWalk District and the Historical Downtown Core

- Designate additional areas Community Improvement Project Areas to include other commercial properties

Recommendations

1 Economic Development (continued)

- **Recommendation 7:** Support commercial accommodation uses (e.g. hotels, motels, inns) through appropriate land use designations and policies for permitted uses
- **Recommendation 8:** Maintain the Highway 401 Corridor designation and provide direction for the appropriate zoning of these properties as part of a future Zoning By-law Review



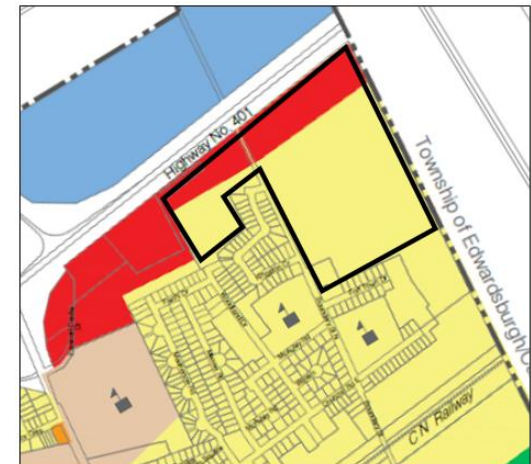
Recommendations

1 Economic Development (continued)

- **Recommendation 9:** Add policies to ensure appropriate transition and land use compatibility between employment uses and sensitive land uses (i.e. residential)
- **Recommendation 10:** Add policies to encourage coordination and co-location of infrastructure for areas north of Highway 401 and for development on the border with neighbouring municipalities
- **Recommendation 11:**
Consider adjusting land use designations in large vacant area east of Independent Grocer and south of Highway 401

Vacant area east of Independent Grocer and
South of Highway 401 (black outline) –

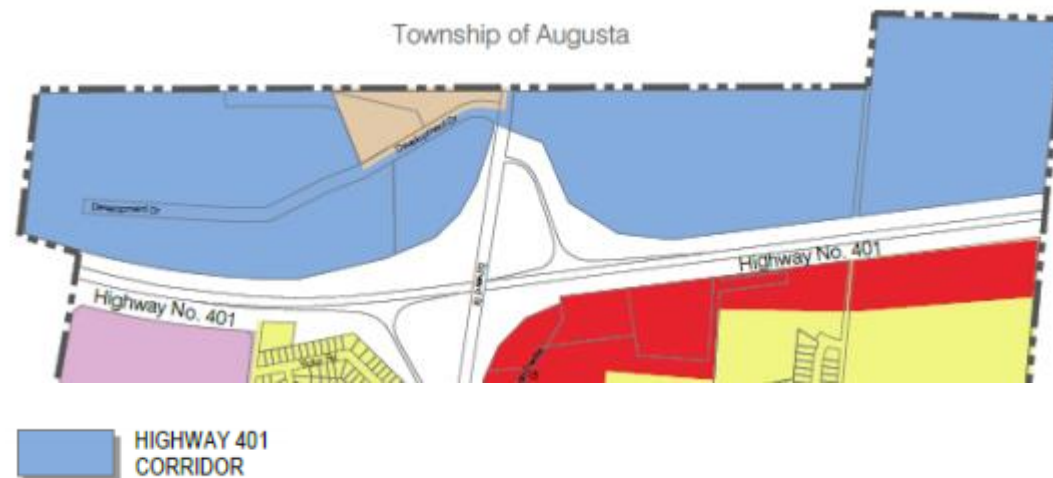
Existing OP Designations
Page 14 of 23



Recommendations

1 Economic Development (continued)

- **Recommendation 12:** Enable greater flexibility for permitted uses in industrial areas (e.g. food take-out), while considering land use compatibility
- **Recommendation 13:** Add a policy to enable the future completion of an engineering study for the lands north of Highway 401, to facilitate future industrial and commercial development



Recommendations

1 Economic Development (continued)

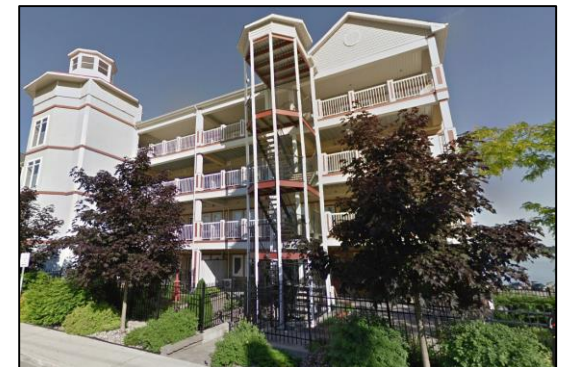
- **Recommendation 14:** Add a policy to enable the future completion of an inventory of tourism assets and a strategy to encourage community tourism
- **Recommendation 15:** Add a policy to enable a future Active Transportation Study
- **Recommendation 16:** Add a policy to support working with neighbouring municipalities on regional transit solutions



Recommendations

2 Housing and Compatibility

- **Recommendation 1:** Update the Town's existing policy regarding accommodating residential growth through intensification for a minimum of 15 years to be consistent with the 2020 PPS
- **Recommendation 2:** Enhance policies that encourage a variety of housing types, such as multi-unit housing, additional residential units, affordable housing, etc.
- **Recommendation 3:** Maintain residential intensification policies
- **Recommendation 4:** Review existing policies for maximum densities in existing residential neighbourhoods, in coordination with town staff



Multi-unit apartment, Water Street, Prescott

Recommendations

2

Housing and Compatibility (continued)

- **Recommendation 5:** Maintain existing policies that permit a range of low, medium and high density residential uses in new residential areas
- **Recommendation 6:**
Update the term “secondary dwelling units” to “additional residential units”
- Permit up to two (2) additional residential units on a lot with a single-detached, semi-detached or rowhouse dwelling, in accordance with the Planning Act

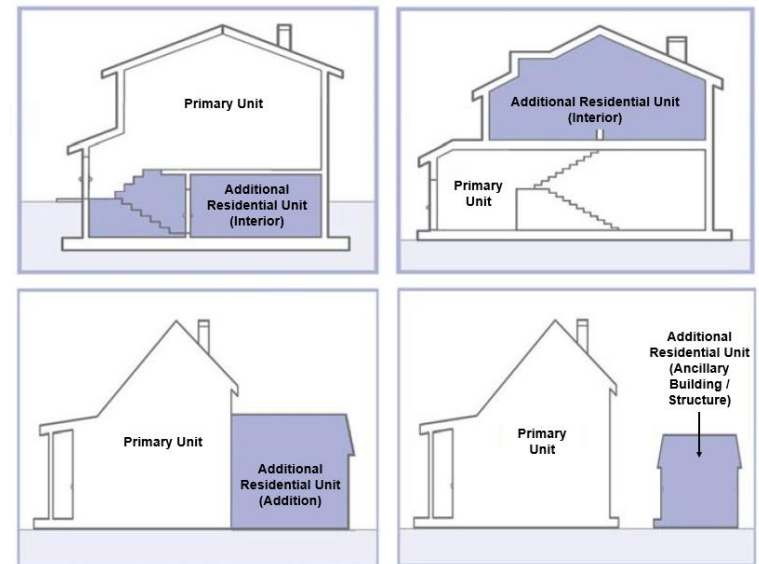


Image Source: MMAH (adapted)

Recommendations

2

Housing and Compatibility (continued)

- **Recommendation 7:** Maintain existing policies that support development that contributes to the Town's character
- **Recommendation 8:** Add a policy to enable the future development of a Neighbourhood Character Study and subsequent Urban Design Guidelines
- **Recommendation 9:** Maintain existing OP policies around compatibility
- **Recommendation 10:** Add a new policy section entitled "Compatibility and Built Form" with criteria for reviewing development applications

Recommendations

3 Cultural Heritage

- **Recommendation 1:** Make minor updates to existing policies for cultural heritage and archaeological resources, for consistency with the 2020 PPS
- **Recommendation 2:** Consider updating and expanding the financial incentive programs available for heritage properties in the Community Improvement Plan
- **Recommendation 3:** Consider establishing a Heritage Property Tax Relief Program to provide tax refunds to provincially designated heritage properties



Designated property: Church of St.
Mark the Evangelist and Rectory

Next Steps

- **May 2021:** Draft Official Plan and Schedules to Town staff for review
- **June 2021:**
 - Draft Official Plan submission to the Ministry of Municipal Affairs and Housing for the 90-day review
 - Draft Official Plan to be made available on Town's website for public review
- **Early Fall 2021:** Statutory Public Open House on Draft Official Plan (following the Ministry's 90-day review)

Thank you

Questions?

**THE CORPORATION OF THE
TOWN OF PRESCOTT**

BY-LAW NO. 22-2021

**A BY-LAW TO ADOPT THE PROCEEDINGS OF THE SPECIAL COUNCIL
MEETING HELD ON APRIL 19, 2021**

WHEREAS, Section 5(3) of *the Municipal Act, 2001 S.O. 2001, c.25, as amended*, provides that Council's powers shall be exercised by by-law; and

WHEREAS certain actions of Council do not require the enactment of a specific by-law;

NOW THEREFORE BE IT RESOLVED THAT, the Council of the Corporation of the Town of Prescott enacts as follows:

1. Subject to Paragraph 3 of this by-law, the proceedings of the above-referenced Council meeting, including all Resolutions, By-laws, Recommendations, Adoptions of Committee Reports, and all other motions and matters decided in the said Council Meeting are hereby adopted and confirmed, and shall have the same force and effect, as if such proceedings were expressly embodied in this by-law.
2. The Mayor and Clerk are hereby authorized to execute all such documents, and to direct other officials of the Town to take all other action, that may be required to give effect to the proceedings of the Council Meeting referred to in Paragraph 1 of this by-law.
3. Nothing in this by-law has the effect of conferring the status of a by-law upon any of the proceedings of the Council Meeting referred to in Paragraph 1 of this by-law where any legal prerequisite to the enactment of a specific by-law has not been satisfied.
4. Any member of Council who complied with the provisions of Section 5 of the Municipal Conflict of Interest Act, R.S.O. 1990, Chapter M.50 respecting the proceedings of the Council Meeting referred to in Paragraph 1 of this by-law shall be deemed to have complied with said provisions in respect of this by-law.

READ AND PASSED, SIGNED AND SEALED THE 19th DAY OF APRIL, 2021.

Mayor

Clerk