



Corporation of the Township of Essa
5786 County Road 21
Utopia, Ontario
L0M 1T0

Telephone: (705) 424-9770
Fax: (705) 424-2367
Web Site: www.essatownship.on.ca

PRESS RELEASE

The following factual information is being submitted in response to a recent flyer that has been circulated to residents in Angus, Baxter and surrounding areas by a candidate running for Ward 1 Councillor:

- In this flyer, it was mentioned that the “...NVCA’s restrictive regulations are costing us, the Taxpayers tens of millions of dollars in lost jobs and revenues. Without revenues, taxes will increase and YOUR property values will decrease...” This statement is unproven with no data to support such a claim. If a property owner is concerned about the perceived loss in property value, they should contact the Municipal Property Assessment Corporation at 1-866-296-6722, a Realtor or licensed land appraiser;
- The Provincial Government enacted Ontario Regulation 172/06 to regulate development not only in the Township of Essa, but also throughout the NVCA watershed. To review this Regulation, please go on the website at www.e-laws.gov.on.ca;
- The NVCA is mandated under Ontario Regulation 172/06 to control development within its watershed areas, and specifically, to utilize a permit system for development proposed on lands considered hazardous (due to flooding, erosion and unstable soils), within river and stream valleys, wetlands, and where such development requires watercourse alteration;
- Since the NVCA is responsible for administering the Provincial Government’s requirements under Ont. Reg. 172/06, the NVCA provided public notices in the local newspapers and held public open houses as part of the Regulation update process. The NVCA held open houses in February and September 2005 at the Tiffin Centre (Essa Township). Additionally, our Planning and Development Department submitted a report to our Council in June 2006 advising Council of the implications of this Provincial Regulation and the NVCA’s obligations that were mandated by the Province under such Regulation.
- This Regulation allows the NVCA to ensure that development proposals have regard for natural features in order to:
 1. Prevent loss of life;
 2. Minimize damage and social disruptions;
 3. Reduce public and private expenditures related to emergency operations, evacuations and restoration;
 4. Minimize the hazards associated with development in floodplains and areas which are susceptible to erosion, which in future years may require expensive protective measures; and
 5. Protect natural heritage values associated with wetlands, watercourses and shorelines.
- Under the Planning Act, the Provincial Government has established a Provincial Policy Statement which states that “...Development shall generally be directed to areas outside of hazardous lands adjacent to rivers, streams and small inland lake systems which are impacted by flooding hazards and/or erosion hazards....and....development and site alteration shall not be permitted within a floodway...”;
- Municipalities, such as the Township of Essa, were created by the Provincial Government and are bound to comply with the provisions of the Planning Act, the Provincial Policy Statement, Ontario Regulation 172/06 and the Township’s Official Plan which took effect July 6, 2001, on approval of the Ontario Municipal Board;

- As part of the Official Plan process that was undertaken and subsequently approved by the Ontario Municipal Board on July 6, 2001, Council implemented the two-zone policy (Flood Plain Management-Angus) which allows for development to occur within the designated flood fringe areas subject to appropriate flood-proofing to the flooding hazard elevation that has been approved for this area. Under this two-zone policy, uses permitted in the Flood Fringe are subject to the following policies:
 1. All structures shall be flood-proofed to the regulatory flood level;
 2. All new development and site alteration shall ensure no upstream/downstream impacts;
 3. All new development and site alterations shall obtain written approval from the NVCA;
 4. All new development and site alteration may be subject to site plan control with the Township;
- On May 19, 2010, this candidate made a deputation to Council concerning the Regulations, the NVCA and Council, and requested that a Public Meeting be held so that Council could explain these Regulations and have them changed. Since the Regulations have been approved by the Provincial Government and are to be administered by the NVCA, the Municipality is of the opinion that such a meeting would not serve any useful purpose as the Township of Essa Council does not have the authority to change the Regulations;
- Township Council has been successful in convincing the NVCA in eliminating the requirements for an NVCA permit for the construction of decks, fencing or buildings and structures less than 10 square metres (107 square feet) in size and some other works as determined by the NVCA's CAO, along with the elimination or reduction of some permit fees;
- Additionally, Essa Council initiated a request for an independent planning program review of the NVCA's Planning Program to determine if there are any duplication of planning services, whether there are opportunities to stream-line the NVCA permitting process and to recommend improvements in their operations, all of which the majority of the watershed municipalities supported. The firm of Planning Solutions has been retained to conduct such review and this review is presently a work in progress;
- In the 2010 Capital Planning & Development budget, Council approved an allocation of \$100,000.00 for an Engineering Consultant to undertake a Flood-Protective Study in the Angus area. The firm of AECOM Engineering has been retained to conduct this study which will review various flood remediation works and provide Council with several options and associated costs connected with each option for Council's consideration;
- Council is also investigating a Special Policy Area for the Angus area. As such, Township staff and our Engineering and Planning Consultants have set up a meeting with County, NVCA and staff of various applicable Provincial Ministries to determine the criteria for Special Policy Area status. If a Special Policy Area is approved by the Province, it will provide for greater flexibility for development on lands situated within the floodway;
- In the flyer, the candidate is requesting residents to sign a petition and to support him at the September 1st, 2010 meeting of Council. Although he may present the petition to our Clerk prior to August 25th, 2010 in order that it may be placed on the agenda for this meeting, he has not been scheduled to make a deputation to Council on the subject matter, as he has already made a similar presentation to Council on May 19, 2010. Section 5.2 of Essa By-law No. 2007-80 states that requests from deputants who have previously addressed Council or Committees at a regular or public meeting within the last six months shall not be granted;
- A Township Solicitor has reviewed this candidate's flyer and has recommended that a Press Release be issued.

This campaign flyer falsely attributes responsibility to the Township Council regarding regulations that have been lawfully made by the Provincial Government and administered by the NVCA. The claims made in this campaign flyer are unsubstantiated and aimed only at eliciting alarm.

Should any resident wish to discuss this matter further, please contact the Township of Essa Administration Centre at (705) 424-9770, and ask to speak with the CAO or the Manager of Planning and Development.