

SEA as a Land Use Planning Tool – Case Study Review

Overview

- EA/Planning Legislation in Ontario, Canada
- Official Plan Creation
- Chatham-Kent OP Background
- Why SEA?
- The SEA
- What worked/What didn't
- Conclusions

Ontario Legislation

- **Ontario EA Act**
 - Applies to public sector undertakings and private sector only if designated by regulation
 - Reference to policies/plans but rarely applied due to \$ limits
 - Opportunity for Master Plan EAs
 - SEA not mentioned in the Act

Ontario Legislation cont'd

- **Planning Act**
 - Municipal plans prepared to guide future development
 - Land Use Plans to give regard to provincial policy (PPS)
 - Contain policy direction and a plan designating land use
 - No procedure for LUP creation

Land Use Plan Creation

- Generally an Ad hoc process
- Direction from council/
community
- Use another LUP
- May be a community strategic
plan/vision
- Subject to appeal prior to
approval
- Subject to amendments

Chatham- Kent Background

- Rural/
agricultural
- Amalgamation of
23 municipalities
- Community
Strategic Plan
(CSP)

Chatham-Kent
Community
Strategic Plan

May 2001



Chatham-Kent is a proud, proactive and progressive community committed to celebrating its diversity and ensuring a high quality of life for all of its people.



Why SEA?

- Client heard about “SEA”
- No previous overall OP to rely on
- Desire for more formal approach to develop LUP
- Anticipated increase in conflicting land uses
- Stakeholder interest in the LUP

The SEA

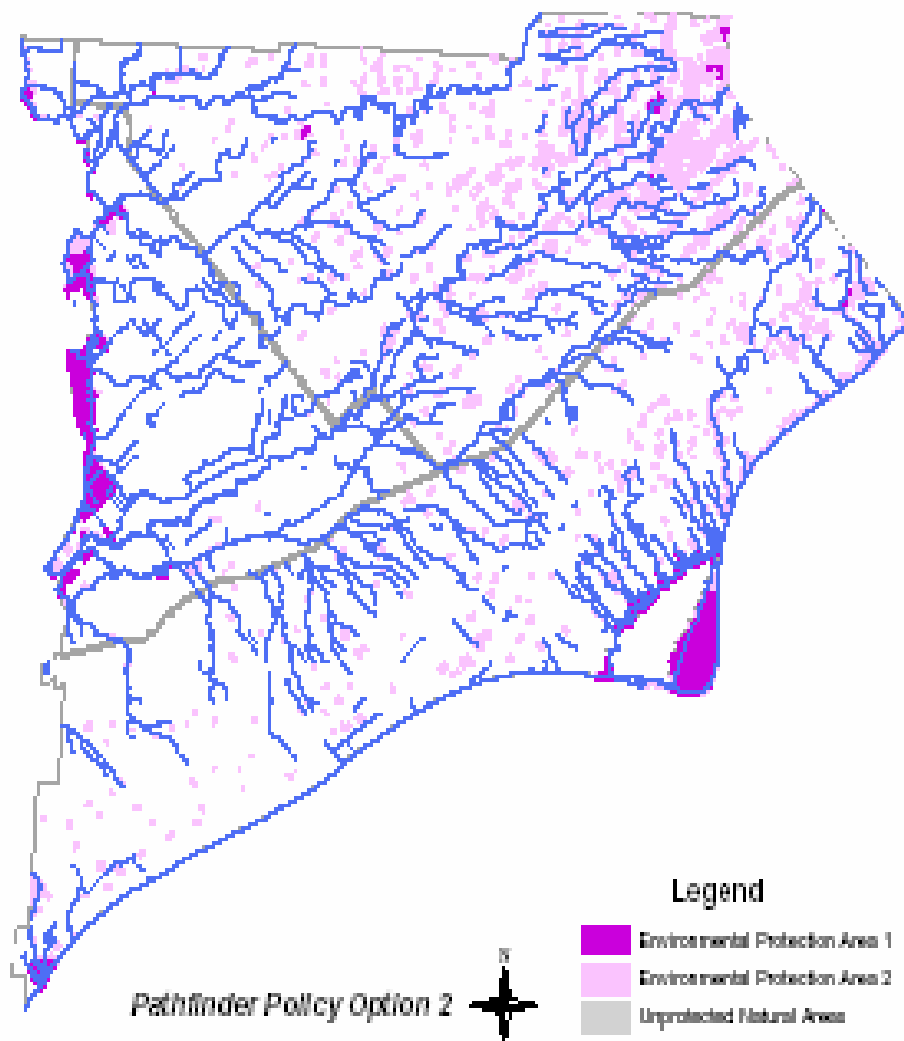
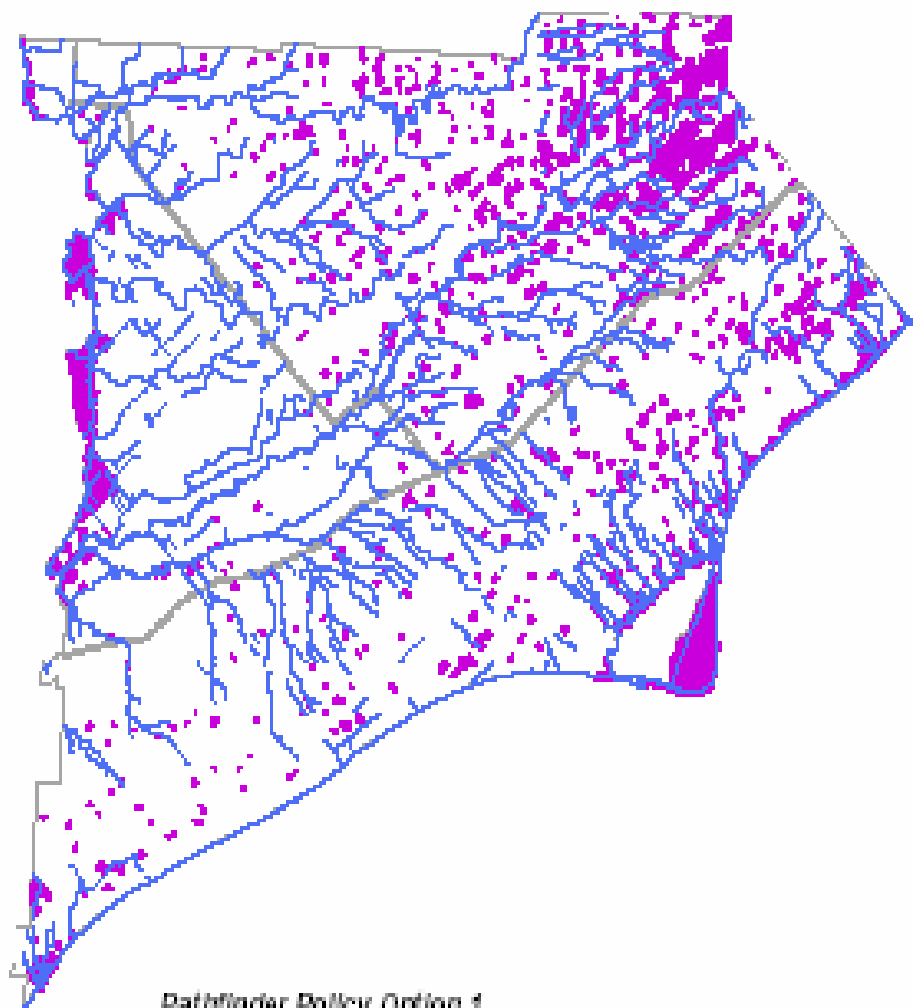
- **Background studies on policy areas**
 - Growth Management
 - Environmental Protection
 - Agriculture/Rural Use
 - Parks/Recreation
- **Policy options developed under each area**

What was Evaluated?

- **Examples of policy issues examined:**
 - Where to focus residential development
 - Re-designation of residential/industrial land
 - Natural heritage protection levels
 - Levels of agri-industry development permitted

Evaluation Process

- PPS & CSP used as basis for evaluation criteria
- 56 criteria over 15 criteria groups
- Some policy options were mapped
- Multiple evaluation tables generated



The Municipality of Chatham-Kent
Now Official Plan and Zoning By-Law

Figure 4:
 Environmental Policy Options - Pathfinder

Map Notes:

Not available

OP 4.1
 Subject to the extent of
 existing and future

OP 4.2
 Subject to the extent of
 existing and future

Notes:

Scale:

0 100 200 300 400 500 600 700 800 900 1000

Contour: 100'

Created by: 2010



Did it Work?

- **Provided the link between the CSP and LUP**
- **Used it as a basis to rationalize more aggressive policies beyond the PPS**

Did it Work?

- Allowed stakeholders to understand tradeoffs/decisions
- Mapping of policy options was useful
- Made for a stronger plan – forced difficult issues to be addressed

Challenges

- Process was complex at times
- Public was challenged to understand policy implications
- Substantial amount of evaluation tables/paper generated
- No guarantee that preferred options will be adopted into the plan

Conclusions

- Is SEA a valuable tool for land use planning?
- Conditions under which it is useful?

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Thank you!