


# Implementation

This section delineates each topic area and outlines the recommended Goals/Policies and actions to follow in order to best achieve the vision of Township residents and address the concerns and opportunities identified. Each strategy is developed to reflect the intent of the Guiding Principles.

Key Strategies  are specific Goals determined to be of critical importance. These strategies have a more in depth explanation.

Follow the symbols to learn more about Key Concepts



**Population and  
Housing**



**Land Use, Design  
and Economic  
Development**



**Transportation**



**Natural Resources  
and Environment**



**Public Services**

Key Sites are areas identified by the Township as crucial areas for development, redevelopment or sites that are located in a unique geographical area that can have a profound impact on the community.

# Public Services

## Goals

1. **Reduce blight and maintain a safe community +**
2. **Encourage development in areas with proper infrastructure and services**

**Outcome:** Development will be reviewed to ensure sufficient infrastructure and services are available

**Policies/Actions:**

- 1.1 Encourage development in areas with proper infrastructure, so as to not adversely impact service(s), service delivery and/or residents
- 1.2 Discourage development in areas that are contextually inappropriate or have infrastructural/service deficiencies
- 1.3 Ensure new development is reviewed to ensure adequate sewer, water, stormwater, erosion, transportation, electric facilities as well as provision for mail delivery, schools (incl bus stops/shelters) and garbage refuse retrieval et.al
- 1.4 Ensure Police, Fire and EMS have capacity to meet expectations for proper deliver of service(s)
- 1.5 Maintain up to date regulation for ensuring development impacts are minimized and proper provision for stormwater and erosion are provided
- 1.6 Guide development through infill and around key node(s) and contiguous suburbanized areas
- 1.7 Consider the formation of a Technical Review Committee (TRC)
- 1.8 Explore strategies for managing sewer line extensions

3. **Consider the cost of infrastructure and services on new developments**

**Outcome:** Development costs to the public will be considered when reviewing new development

**Policies/Actions:**

- 1.1 Develop a strategy for evaluating the public costs associated with new development should be considered to ensure adequate funding will be available for infrastructure and service(s) maintenance and expansion (OKI Fiscal impacts)
- 1.2 Promote balanced development that supports the Township's efficient and economical delivery of services

4. **Mitigate the risk of natural and other hazards**

**Outcome:** The Township will ensure natural hazards are considered during development

**Policies/Actions:**

- 1.1 Work with Emergency Response and the Service Department to address potential hazards arising from natural and other catastrophic events, including snow events, fire, flooding
- 1.2 Discourage development near or within areas with natural hazards (Erosion, flooding et.al)




# Key Strategy

## Reduce blight and maintain a safe community

**Outcome:** The Township will progress efforts to reduce blight and maintain a safe community

### Policies

- Reduce clutter, outdoor storage, illegal signage, debris and disrepair along the SR 125 Corridor and elsewhere 
- Mitigate chipping paint, broken windows, deteriorating sites, roofing in disrepair et.al
- Reduce Non-conformities along the SR 125 Corridor and commercial areas
- Promote natural surveillance through lighting, facade designs and similar Crime Prevention through Environmental Design (CPTED) techniques

### Action

1. Craft text amendments as necessary addressing (CPTED, Landscaping, Outdoor Storage, Non-conformities etc)
2. Craft a strategy to address general disrepair, excess signage, utility lines and clutter along the SR 125 Corridor and explore additional enforcement tools such as Property Maintenance Codes and continue enforcement of existing regulations
3. Monitor tax delinquent and vacant sites
4. Craft an approach to incentivize reductions in non-conformities
5. Consider partnerships with the Land Bank and other partners to aid in the reutilization of underutilized property and/or tax delinquent sites
6. Pursue Community Development Block Grant Funding (CDBG) funding to improve infrastructure in Low/Moderate income (LMI), blighted and adjacent areas.

# Reduce clutter, outdoor storage of debris and disrepair along the SR 125 Corridor and elsewhere



Vehicles parked on grass within the front yard along with illegal ribbon signage

### Recommendations:

- Enact stringent regulation of outdoor storage and illegal signage
- Work with property owners to promote education regarding acceptable signage and storage
- Enactment of a Property Maintenance Code
- Continue enforcement of temporary ROW Signage
- Swift Zoning Enforcement Action supported by funding to remedy violations and take legal action



Refuse



Illegal signage



Damaged structure