

Official Plan Review

Special Council Meeting – June 22nd, 2022

Municipality of Southwest Middlesex

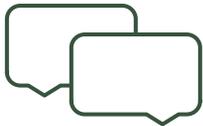
Virtual Public Meeting



Housekeeping



- Please mute your microphone unless you are speaking



- Please type your comments in the Q&A box



- Please raise your hand if you would like to speak

Purpose of the Meeting

- To update Council and the public on the current status of the Official Plan Review.
- To discuss the findings of background research and inform the community on policies that are recommended to be modified and updated.
- To answer questions about the process, next steps and what this means to you.

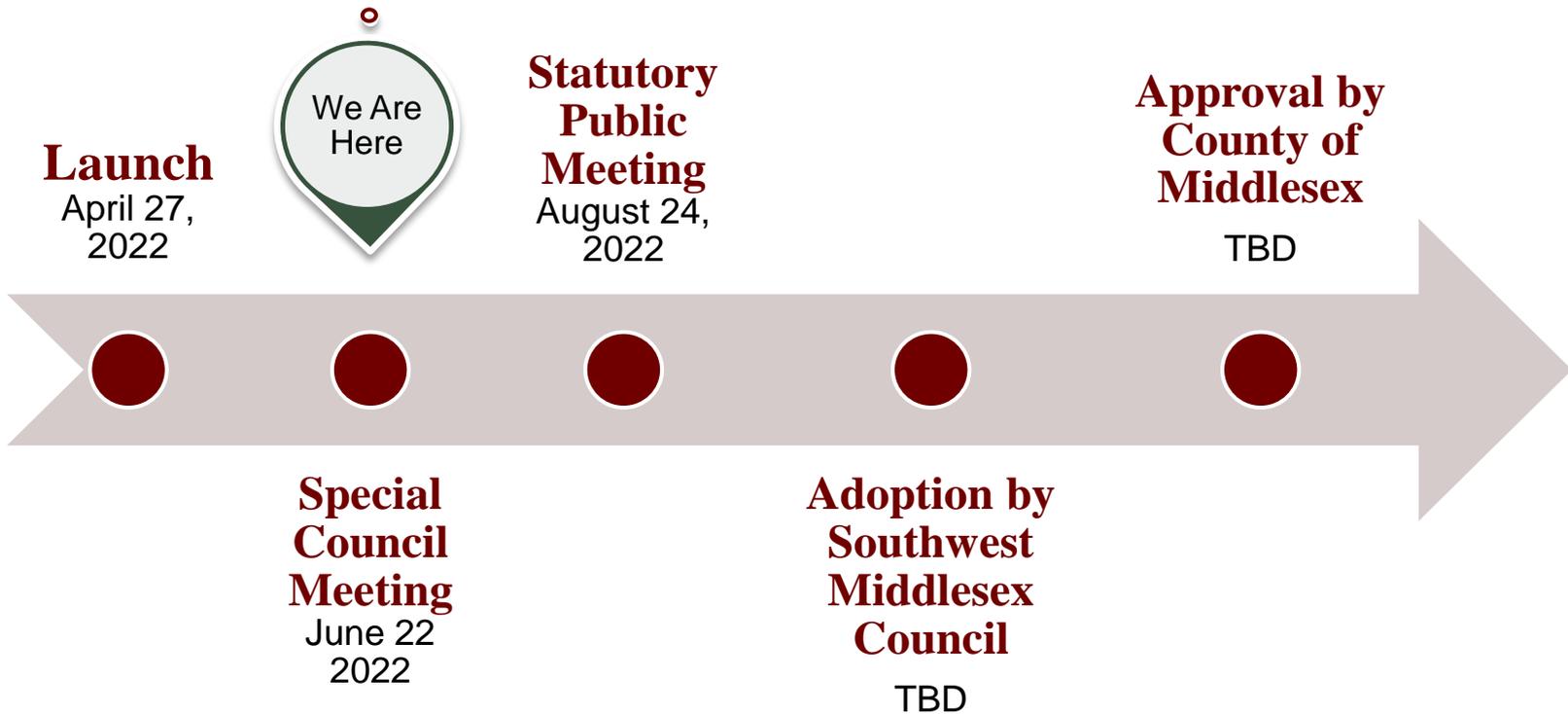
What is an Official Plan?

- A document containing goals, objectives and policies to guide land use, development, and growth in a municipality.
- The plan includes policies that are related to urban and settlement areas, agriculture, infrastructure, recreation, and built and natural heritage features.

Why Update the Official Plan

- The current Official Plan was adopted on December 19, 2007.
- The *Planning Act* requires a Municipality to undertake a review every 5 years, or every 10 years after a new Official Plan is passed.
- The Official Plan must conform to the *Planning Act*, Provincial Policy Statement (2020), and the County of Middlesex Official Plan.

Process



Recommended Policy Updates

Settlement Area Policies

- **Settlement Area Expansions** – Update policies to conform to criteria for expansions to the settlement area boundary under the PPS 2020.
- **Settlement Area Adjustments** – Create new section of Official Plan to permit settlement area adjustments outside of a comprehensive review, as permitted by the PPS 2020.

Housing

- **Affordable Housing** – Include affordable housing as a matter of provincial interest and within goals and objectives of the urban and rural areas.
- **Additional Residential Units (ARUs)** – *Planning Act* requires Municipalities to allow for the establishment of ARUs. Include policies to permit ARUs in urban and rural areas subject to certain criteria, including access, scale, servicing, location, and potential impacts.

Housing

- **Temporary Garden Suites** – Permitted under the *Planning Act* and are different from ARUs. *Planning Act* now permits Garden Suites as temporary use for up to 20 years, where the previous limit was 10. Establish additional criteria for temporary farm labour accommodations in accordance with County policies.
- **Population and Growth Projections** – Update policies to reflect new 2021 Census information and County growth projections for the Municipality.

Agriculture & Rural Areas

- **On-farm Diversified Uses** – Changes to the PPS 2020 include permission of uses in prime agricultural areas that are supportive of and secondary to agricultural uses, subject to certain criteria.
- Recommended uses be evaluated in consultation with provincial Guidelines for Permitted Uses in Prime Agricultural Areas.

Agriculture & Rural Areas

- **Lot Creation** – PPS 2020 permits lot adjustments for agricultural lands for legal or technical reasons. Update policies for surplus farm dwelling severances in keeping with County policies and the PPS 2020.
- **Minimum Distance Separation** – Reference Minimum Distance Separation (MDS) Document within body of Official Plan.

Employment & Industry

- **Employment Land Conversion** - Update policies to permit the conversion of employment lands outside of a comprehensive review subject to criteria, as permitted by PPS 2020.
- **Sensitive Land Uses** - Include policies that reduce conflicts between employment and industrial lands and sensitive land uses in accordance with policies under the PPS 2020.

Recreation & Open Space

- **Parkland Dedication Rate** - Amend Official Plan policies to address changes to alternative cash-in-lieu of parkland rates 1 ha per 500 dwelling units in accordance with the *Planning Act*.
- **Parkland Suitability** – Establish further criteria that ensures the suitability of parkland dedication, including size, frontage, and the exclusion of environmentally sensitive and stormwater facilities from parkland calculations.

Resources

- **Aggregate Resources** - Address changes in provincial policy regarding direction for agricultural lands to be rehabilitated.
- **Cultural Heritage Resources** - Include policies to further protect cultural heritage resources and reference consultation with Indigenous communities for the preservation of archaeological resources, as required by the PPS.

Natural Heritage

- **Climate Change** – *Planning Act* now requires climate change be considered as a matter of provincial interest. Implement policies to promote addressing climate change.
- **Development Assessment Report** - Implement recommendations of MNHSS 2014 study and County policies for DAR's and reference the document as the tool to identify significant features.

Natural Heritage

- **Krista Lane Special Policy Area** – Update special area policies to reflect amendments to development requirements for undeveloped lots.
- **Thompson Wetland** – Remove deferral of the classification of the Thompson Wetland from the Official Plan.

General Policy Changes

- **Matters of Provincial Interest** - Revise policies to reflect changes to matters of provincial interest, including affordable housing, built form, sustainable development, and pedestrian-oriented development.
- **Active Transportation** – Include policies in keeping with PPS 2020 and County Official Plan to promote active transportation and define the term.

General Policy Changes

- **Application Submission** - Outline potential requirements for complete development application submissions, as well as include policies for requirements that applicants pre-consult with the Municipality prior to submission.
- **Site Plan Control** - Amend policies to include changes to matters that can be addressed through Site Plan Control, including accessibility as required under the *Planning Act*.

General Policy Changes

- **Source Water Protection** – Implement recommendations of the Source Water Protection Background Report to include policies for the identification and protection of surface and groundwater resources.

Next Steps

- Review comments and feedback received.
- Prepare final draft of Official Plan Amendments.
- Statutory Public Meeting and presentation of final policy changes.
- Southwest Middlesex Council Adoption of OPA
- Middlesex County Decision re OPA

Stay Informed

- Visit the Project Website
<https://southwestmiddlesex.ca/services/planning-services>
- Contact Information
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Thank You for Participating