

Recommended Policy Changes
Southwest Middlesex Official Plan
June 2022



Current Policy Language	Rationale for Change	Proposed Language
1.0 INTRODUCTION		
<p><u>1.1 BACKGROUND</u></p> <p>This document constitutes the first-ever Official Plan of the Municipality of Southwest Middlesex. The Municipality came into being in 2001 as a result of the amalgamation of the Village of Glencoe, the Village of Wardsville, the Township of Ekfrid and the Township of Mosa. The Plan replaces the official plans and all amendments thereto of these former municipalities.</p> <p>A new official plan for the Municipality of Southwest Middlesex is warranted not only to ensure a uniform and consistent set of goals, objectives and policies throughout the amalgamated municipality but to ensure these goals, objectives and policies are appropriate in light of prevailing and future circumstances. Since the adoption of the existing official plans in Southwest Middlesex, the Provincial Policy Statement of 1996 was released and a new Official Plan for the County of Middlesex came into effect in 1997. On 1st March 2005, a revised Provincial Policy Statement (PPS) came into effect which gives stronger and additional direction to municipalities on the scope and content of official plans. Moreover, official plans are now required to be consistent with the PPS as opposed to have regard to the PPS. On 11 July 2006, the County of Middlesex adopted a comprehensive amendment to its Official Plan arising out of the 5 year review of the Plan. The amendment has a direct bearing on the preparation and content of official plans for lower tier municipalities in the County.</p>	<p>-Update Population Census Data</p>	<p>Amend the Section as follows:</p> <p>This document constitutes the first-ever Official Plan of the Municipality of Southwest Middlesex. The Municipality came into being in 2001 as a result of the amalgamation of the Village of Glencoe, the Village of Wardsville, the Township of Ekfrid and the Township of Mosa. The Plan replaces the official plans and all amendments thereto of these former municipalities.</p> <p>A new official plan for the Municipality of Southwest Middlesex is warranted not only to ensure a uniform and consistent set of goals, objectives and policies throughout the amalgamated municipality but to ensure these goals, objectives and policies are appropriate in light of prevailing and future circumstances. Since the adoption of the existing official plans in Southwest Middlesex, the Provincial Policy Statement of 1996 2020 was released which gives stronger and additional direction to municipalities on the scope and content of official plans and a new the Official Plan for the County of Middlesex is currently under review came into effect in 1997. On 1st March 2005, The updated Provincial Policy Statement (PPS) came into effect. Moreover, official plans are now required to be consistent with the PPS as opposed to have regard to the PPS. On 11 July 2006, the County of Middlesex adopted a comprehensive amendment to its Official Plan arising out of the 5 year review of the Plan. The amendment has a direct bearing on the preparation and content of official plans for lower tier municipalities in the County.</p>
<p><u>1.2 STRUCTURE</u></p> <p>The Municipality of Southwest Middlesex (2001 census population: 6,114) encompasses roughly 43,000 ha (106,000 ac) and lies, as its name implies, in the south-west corner of Middlesex County more or less equidistant from the City of Chatham to the west and the City of London to the east. Settlements are small, the largest being the Village of Glencoe (2001 population: 2,152) followed by the Village of Wardsville (2001 population: 417). Glencoe, situated in the more or less geographic centre of the Municipality, functions as its administrative, business and service centre and its industrial base. It has a few, relatively large industries and is the location of the area's largest institutions and recreational facilities. Wardsville is much smaller than Glencoe, being largely a quiet residential community with limited functions. Other settlements in Southwest Middlesex include Appin, Melbourne (partially lying in the Township of Strathroy-Caradoc), Middlemiss, Pratt Siding and Woodgreen, all of which are considerably smaller than both Glencoe and Wardsville.</p>	<p>-Reflect changes in population from 2021 census data.</p>	<p>Amend the Section as follows:</p> <p>The Municipality of Southwest Middlesex (2001 census population: 6,114) (2021 census population: 5,893) encompasses roughly 43,000 ha (106,000 ac) and lies, as it its name implies, in the south-west corner of Middlesex County more or less equidistant from the City of Chatham to the west and the City of London to the east. Settlements are small, the largest being the Village of Glencoe (2001 population: 2,152) (2021 population: 2,158) followed by the Village of Wardsville (2001 population: 417) (2021 census population: 420). Glencoe, situated in the more or less geographic centre of the Municipality, functions as its administrative, business and service centre and its industrial base. It has a few, relatively large industries and is the location of the area's largest institutions and recreational facilities. Wardsville is much smaller than Glencoe, being largely a quiet residential community with limited functions. Other settlements in Southwest Middlesex include Appin, Melbourne (partially lying in the Township of Strathroy-Caradoc), Middlemiss, and Pratt Siding and Woodgreen, all of which are considerably smaller than both Glencoe and Wardsville.</p>

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<p>1.4 BASIS</p> <p>Preparation of the Official Plan for the Municipality of Southwest Middlesex has been based on extensive research, field work, special studies, meetings and workshops. One session has been held with representatives of the County of Middlesex, the Lower Thames Valley Conservation Authority and various provincial ministries having an interest in the Plan. The following particular documents and reports (and related studies) have been taken into account:</p> <ul style="list-style-type: none"> • MIG Engineering Ltd., Glencoe Sanitary Sewage Collection & Treatment System Class Environmental Assessment, 20007 • MIG Engineering Ltd., Report on the Glencoe Sanitary Sewage System, 2006 • Provincial Policy Statement, 2005 • Community Planners Inc., Official Plan Background Study, Municipality of Southwest Middlesex, 2004 • Dillon Consulting in association with Golder Associates, Middlesex-Elgin Groundwater Study, 2004 • Upper Thames River Conservation Authority, The Middlesex Natural Heritage Study, 2003 • Innovative Sewage Systems Inc., Village of Wardsville Environmental Study Report: Sanitary Sewage Collection and Treatment Facilities, 1999 • Juris E. Burzins, Glencoe Urban Design Plan, 1997 • County of Middlesex Official Plan, 1997 as amended <p>For the purposes of presenting the proposed Official Plan to the public and obtaining public input, an open house was held on June 13th, 2007 in the Municipal Office Building in Glencoe. A public meeting was subsequently held on June 20th, 2007 in accordance with the requirements of the Planning Act in the Community Centre in Appin.</p>	<p>-New or updated reports and policies have been prepared or are in effect since the previous Official Plan was approved.</p>	<p>Delete the Section in its entirety and replace with the following:</p> <p>Preparation of the Official Plan for the Municipality of Southwest Middlesex has been based on research conducted through various studies, meetings, and consultation with agencies and the public.</p> <p>The following particular documents and reports (and related studies) have been taken into account: Middlesex Natural Heritage System Study, Middlesex County Cycling Strategy, Review of the County Official Plan for Compliance with Provincial Changes Report, Homeless Prevention & Housing Plan, Population and Housing Projections Report, and the Southwest Middlesex Parks & Recreation Master Plan, in addition to legislative changes affecting the Provincial Policy Statement 2020 and the <u>Planning Act</u>.</p> <p>For the purposes of presenting the proposed Official Plan to the public and obtaining public input, a Special Council Meeting was held on June 22, 2022. A public meeting was subsequently held on August 24, 2022 in accordance with the requirements of the <u>Planning Act</u>.</p>

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<p>1.7 DESIGN POPULATION</p> <p>The most recent census of the Municipality of Southwest Middlesex was recorded at 5,890 in 2006 of which 2,095 (36%) resided in Glencoe and the remainder in Wardsville, a number of hamlets and throughout the rural area. The recorded population represented a decline of 3.7% from 6,114 in 2001 for Southwest Middlesex as-a-whole and for the Village of Glencoe from 2152.</p> <p>Based on projections made in 2001 by the County of Middlesex, a number of different projections were made for lower tier municipalities in the County. For Southwest Middlesex, the population would increase to 7,265 in 2021 based on the average annual growth rate of 0.68% during the period 1981-1996. Based on low, medium and high annual growth rates during a 15 year period, the County projections for Southwest Middlesex ranged from 6,800 to 8,329 in 2021. Finally, based on a share analysis (the percentage share Southwest Middlesex has of the County population as-a-whole) the population of Southwest Middlesex would increase to 7,192 in 2021 according to the report. More recent projections made by the County of Middlesex in 2003 pointed to an actual decline in the population of Southwest Middlesex which now appears to be taking place. Based on three different scenarios, the population of Southwest Middlesex would range from 4,802 to 5,885 in 2026. The high scenario was adopted by the County for planning purposes, under which the population of Southwest Middlesex would decline to 5,885 in 2026. In fact, this population decline was essentially reached in 2006.</p> <p>For the purposes of this Plan, a target population of 6,500 is adopted based on the demonstrated ability of the former Village of Glencoe to attract industrial development, the attributes of the area conducive to development and the commitment of the new Municipality to a pro-active strategy to attract development. The target population is equivalent to an annual average growth rate of 0.5% and is considered realistic to achieve. It shall be reviewed every 5 years following the release of the census by Statistics Canada.</p> <p>The Municipality has taken and continues to take actions and initiatives to encourage growth and development and the maintenance of a sustainable community in Southwest Middlesex. These actions and initiatives have included commissioning an Environmental Study Report to evaluate increasing the reserve capacity of the Village of Glencoe’s sanitary sewage system thereby ultimately removing what will otherwise be a significant constraint to development. Increasing the capacity of the system would also include an allowance to potentially treat sewage from the hamlets of Appin and Melbourne, thereby offering full municipal services to both settlement areas and facilitating limited development. The Municipality has recently established a municipal land bank to attract industrial and commercial development and has facilitated the provision of infrastructure to open up lands for residential development in the Village of Glencoe. The Municipality has also offered to provide a site for a new public school in the Hamlet of Melbourne to ensure a public school remains in the settlement area and has funded special educational programs at Glencoe District High School to strengthen the cause for retaining a secondary school in the Municipality. The Municipality has also developed an active marketing program to promote Southwest Middlesex as a place to live and visit.</p>	<p>-Statistics Canada has released updated population information from the 2021 census.</p> <p>-Middlesex County has prepared population projections over the 25 year planning horizon to 2046. Given that the population of the Municipality previously experienced a decline, and that the current population projections predict moderate growth followed by eventual decline towards the end of the 25 year planning horizon, it is recommended that the Official Plan use the County’s middle growth scenario.</p>	<p>Delete this Section in its entirety and replace with the following:</p> <p>The most recent census of the Municipality of Southwest Middlesex was recorded at 5,893 in 2021, of which 2,158 (36%) resided in Glencoe and the remainder in Wardsville and a number of small hamlets throughout the rural area. The recorded population represents an increase of 3.0% from 5,723 in 2016 for Southwest Middlesex.</p> <p>Based on projections made in 2022 as part of the County of Middlesex Official Plan Review, the local municipalities within the County are anticipated to experience moderate to strong growth rate in housing to 2046. Low, reference, and high growth scenarios were prepared for each of the lower tier municipalities within the County.</p> <p>A number of different projections were made for lower tier municipalities in the County. For Southwest Middlesex, in the middle growth scenario the population is projected to increase by approximately 400 people between 2016 and 2046. This would result in a projected increase of approximately 560 dwelling units within Southwest Middlesex over the long-term planning horizon.</p>

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<p>1.9 COUNTY OF MIDDLESEX</p> <p>The current County of Middlesex Official Plan came into effect on December 17th, 1997. It constitutes an upper tier plan whereas this Official Plan constitutes a lower tier plan. As such, under the <u>Planning Act</u>, this Plan is required to conform to the County Official Plan. In the event of a conflict between the Official Plan of Southwest Middlesex and the County of Middlesex Official Plan, the County Plan prevails to the extent of such conflict. In all other respects, this Plan prevails.</p> <p>The County has recently completed the five-year review of the Plan resulting in the adoption of a comprehensive amendment to the Plan. Key changes to the Plan include a less restrictive policy on the disposal of surplus farm dwellings and the setting of targets for residential intensification and redevelopment in accordance with the new Provincial Policy Statement. Other changes particularly relevant to Southwest Middlesex include new or revised policies on population projections, economic development, natural heritage and groundwater.</p>	<p>-Acknowledges the hierarchy of the County of Middlesex Official Plan, but requires revisions to the 2nd paragraph to reflect the current situation.</p>	<p>Revise Section 1.9 by deleting the 2nd paragraph and replacing it with the following:</p> <p>The County of Middlesex Official Plan is currently the subject of a five-year review. Any modifications to the County of Middlesex Official Plan arising from this review and update shall be assessed to determine whether any issues of conformity arise and, if necessary, the Southwest Middlesex Official Plan shall be amended accordingly.</p>

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<p>1.10 MATTERS OF PROVINCIAL INTEREST</p> <p>The Municipality, in carrying out its responsibilities under the Planning Act, is required to be consistent with ‘matters of provincial interest’ as declared by the Act. They are:</p> <ul style="list-style-type: none"> a) the protection and improvement of ecological systems, including natural areas, features and functions; b) the protection of agricultural resources; c) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; d) the supply, efficient use and conservation of energy and water; e) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; f) the minimization of waste; g) the orderly development of safe and healthy communities; h) the accessibility for persons with disabilities to all facilities, services and matters to which the Act applies; i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities; j) the adequate provision of a full range of housing; k) the adequate provision of employment possibilities; l) the protection of the financial and economic well-being of the Province and its municipalities; m) the co-ordination of planning activities of public bodies; n) the protection of public health and safety; o) the appropriate location of growth and development; <p>These matters of provincial interest, which are further elaborated on in the Provincial Policy Statement, shall be considered by the Municipality in the evaluation of any proposed amendment to this Plan, the adoption of a new comprehensive Zoning By-law and any subsequent amendments or variances, the approval of a plan of subdivision or condominium, the granting of a consent or any other planning-related approval required under the Planning Act.</p>	<p>-sets out the matters for which the Municipality must have regard to in reviewing any planning related applications and issues governed by the <u>Planning Act</u>, and provides Council with a level of policy “reinforcement” in dealing with planning related issues;</p> <p>-section needs to be updated to reflect additional matters identified by the Act to be of Provincial interest, including, amongst other matters, affordable housing, the built form, sustainable development, pedestrian-oriented development and climate change.</p>	<p>Amend the section as follows:</p> <p>The Municipality, in carrying out its responsibilities under the Planning Act, is required to be consistent with ‘matters of provincial interest’ as declared by the Act. They are:</p> <ul style="list-style-type: none"> a) the protection and improvement of ecological systems, including natural areas, features and functions; b) the protection of agricultural resources; c) the protection of natural resources and the mineral resource base; d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; e) the supply, efficient use and conservation of energy and water; f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; g) the minimization of waste; h) the orderly development of safe and healthy communities; i) the accessibility for persons with disabilities to all facilities, services and matters to which the Act applies; j) the adequate provision and distribution of educational, health, social, cultural and recreational facilities; k) the adequate provision of a full range of housing, including affordable housing; l) the adequate provision of employment possibilities; m) the protection of the financial and economic well-being of the Province and its municipalities; n) the co-ordination of planning activities of public bodies; o) the resolution of planning conflicts involving public and private interests; p) the protection of public health and safety; q) the appropriate location of growth and development; r) the promotion of development that is designed to be sustainable, to support public transit, and to be oriented to pedestrians; s) the promotion of the built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant; t) the mitigation of greenhouse gas emissions and adaptation to a changing climate. <p>These matters of provincial interest, which are further elaborated on in the Provincial Policy Statement, shall be considered by the Municipality in the evaluation of any proposed amendment to this Plan, the adoption of a new comprehensive Zoning By-law and any subsequent amendments or variances, the approval of a plan of subdivision or condominium, the granting of a consent or any other planning-related approval required under the Planning Act.</p>

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2.0 GENERAL PLANNING DIRECTIONS		
2.3 INDUSTRY		
<p>2.3.5 ENCROACHMENT OF SENSITIVE LAND USES Industrial areas and industrial uses shall be protected from the unwarranted encroachment of land uses that have the potential to create land use incompatibilities and conflicts.</p>	<p>-The PPS requires that the viability of industrial and employment lands is maintained</p>	<p>Amend the section as follows:</p> <p>Industrial areas and industrial uses shall be protected from the unwarranted encroachment of land uses that have the potential to create land use incompatibilities and conflicts. Development of residential or other sensitive land uses proposed to be located near industrial uses or areas may be required to carry out noise, air quality and/or vibration assessments and determine control measures to the satisfaction of the Ministry of the Environment and/or the Municipality. The long-term viability of industrial and employment uses that are vulnerable to encroachment shall be protected by ensuring that proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:</p> <p>a) there is an identified need for the proposed use; b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; c) adverse effects to the proposed sensitive land use are minimized and mitigated; and d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.</p>
2.5 HOUSING		
<p>2.5.3 RESIDENTIAL LAND INVENTORY A minimum 10 year supply of land shall be designated and zoned for residential purposes at all times to accommodate anticipated housing needs of which a minimum of 3 year supply shall be land with servicing capacity. Lands designated and zoned shall be for a variety of residential types and include both previously undeveloped lands as well as lands suitable for residential intensification and redevelopment.</p>	<p>-The PPS now requires that municipalities maintain a minimum 15 year supply of designated land for residential development purposes.</p>	<p>Amend the section as follows:</p> <p>A minimum 10 15 year supply of land shall be designated and zoned for residential purposes at all times to accommodate anticipated housing needs of which a minimum of 3 year supply shall be land with servicing capacity. Lands designated and zoned shall be for a variety of residential types and include both previously undeveloped lands as well as lands suitable for residential intensification and redevelopment.</p>
<p>2.5.9 GRANNY FLATS A 'granny flat', garden suite, mobile home or similar secondary dwellings may be permitted for up to 10 years for family members provided such units are designed to be portable and removed from the lands, or readily converted to non-residential use, upon no longer being required for their intended occupants. The lands shall be sufficiently large to accommodate the dwelling and its required services and measures taken, if necessary, to ensure compatibility with neighbouring uses. A Temporary Use By-law shall be required in accordance with the Planning Act along with an agreement with the Municipality which addresses occupancy of the dwelling, its removal or conversion to other uses at the end of the prescribed period and the posting of security to ensure due performance.</p>	<p>-Granny flats or garden suites continue to be recognized in the <u>Planning Act</u> (Section 39) under a temporary use by-law. They are distinguished from "Additional Residential Units" given their intended temporary nature.</p> <p>-Period for the temporary use of a garden suite is proposed to be updated from 10 years to 20 years in keeping with requirements under the <u>Planning Act</u>.</p> <p>-There is likely to be continued interest by property owners in the ability to provide for temporary accommodation for family members residing on the same lot in both agricultural and settlement areas.</p>	<p>Amend the section as follows:</p> <p><u>2.5.9 GRANNY FLATS TEMPORARY GARDEN SUITES</u> A 'granny flat', garden suite, mobile home or similar secondary temporary dwellings may be permitted for up to 10 20 years for family members provided such units are designed to be portable and removed from the lands, or readily converted to non-residential use, upon no longer being required for their intended occupants. The lands shall be sufficiently large to accommodate the dwelling and its required services and measures taken, if necessary, to ensure compatibility with neighbouring uses.</p> <p>A Temporary Use By-law shall be required in accordance with the <u>Planning Act</u> along with an agreement with the Municipality which addresses occupancy of the dwelling, its removal or conversion to other uses at the end of the prescribed period and the posting of security to ensure due performance.</p>

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N/A	<p>-Section 16(3) of the <u>Planning Act</u> permits the establishment of a second dwelling unit (or “additional residential unit”) in a single detached dwelling or within an accessory building. The Act does not distinguish between agricultural areas or settlement areas as to where additional residential units may be permitted;</p> <p>-The current Southwest Middlesex Official Plan policy (Section 5.4.1.10) only addresses and permits garden suites or granny flats on farms in designated agricultural areas, and only for a temporary period of time not exceeding 10 years. Additional residential units should be permitted in settlement areas, and should not necessarily be tied to a specific period of time;</p> <p>-A severance to sever the additional residential unit from the lot is not permitted by the PPS and this prohibition is stated in the interests of greater clarity.</p> <p>-The proposed criteria would be consistent with the proposed additional residential unit policies for the County Official Plan.</p>	<p>Create the following new section:</p> <p><u>2.5.11 ADDITIONAL RESIDENTIAL UNIT</u> Additional Residential Units (ARU’s) shall be permitted within single detached and semi-detached dwelling units. ARUs are permitted within the primary dwelling and a detached building or structure ancillary to the primary dwelling, for a total of up to three residential units. ARU’s shall be established in accordance with the following:</p> <ul style="list-style-type: none"> a) ARUs shall meet the requirements of the Ontario Building Code, Fire Code, and all other Provincial, County, and Municipal standards; b) the provision of adequate access, emergency access, and on-site parking; c) that the ARU is clearly subordinate in scale and function to the primary dwelling unit; d) the provision of adequate water and wastewater services, and where appropriate shared services between the primary dwelling and the ARUs are encouraged; and e) ARUs are not permitted in hazard lands as defined and regulated by the conservation authority. f) Where an ARU is located outside of a settlement area: <ul style="list-style-type: none"> i) An ARU shall be located within the existing building cluster; ii) ARUs are to meet Minimum Distance Formulae; and iii) ARUs are prohibited from being severed from the property unless as part of the severance of the primary dwelling unit as a residence surplus to a farming operation. g) The Zoning By-law shall establish appropriate standards and regulations for ARUs.
2.7 NATURAL HERITAGE FEATURES		
<p><u>2.7.1 GOALS</u></p> <ul style="list-style-type: none"> a) To preserve and protect natural heritage features; b) To achieve a self-sustaining natural heritage system; c) To maintain, restore or wherever possible, enhance natural heritage features in terms of their ecological function, diversity, connectivity and scenic quality. 	<p>-Reflect changes to matters of provincial interest under the <u>Planning Act</u> to address the consideration of climate change.</p>	<p>Add the following text to the end of the Section:</p> <p>d) To encourage development and land use patterns that consider the impacts of climate change and aim to adapt to and mitigate the impacts of climate change through the promotion of resilient communities.</p>
<p><u>2.7.6 ANSI’S, VALLEYLANDS, WOODLANDS AND WILDLIFE HABITAT</u></p> <p>Significant areas of natural and scientific interest (ANSI) as shown on Figure 3 and Figure 4, valley lands associated with the Sydenham River and the Thames River, woodlands identified in the Middlesex Natural Heritage Study, 2003 being generally four hectares or greater in size and considered to be significant as a result of their contribution to the ecology, quality and natural diversity of the County and significant wildlife habitat are considered natural heritage features. Development and site alternation shall not be permitted in these areas or on adjacent lands, generally considered to be lands within 50 metres of such areas, unless it has been demonstrated there will be no negative impact on the feature or on its ecological function.</p>	<p>-Update policies to reference the most current version of the Middlesex Natural Heritage Systems Study 2014.</p>	<p>Amend the Section as follows:</p> <p>Significant areas of natural and scientific interest (ANSI) as shown on Figure 3 and Figure 4, valley lands associated with the Sydenham River and the Thames River, woodlands identified in the Middlesex Natural Heritage Systems Study, 2003 2014 being generally four hectares or greater in size and considered to be significant as a result of their contribution to the ecology, quality and natural diversity of the County and significant wildlife habitat are considered natural heritage features. Development and site alternation shall not be permitted in these areas or on adjacent lands, generally considered to be lands within 50 metres of such areas, unless it has been demonstrated there will be no negative impact on the feature or on its ecological function.</p>

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<p><u>2.7.9 EVALUATION OF DEVELOPMENT PROPOSALS</u> Where development or site alteration is proposed on lands lying adjacent to, or lying within, a natural heritage feature, the proponent shall submit a Development Assessment Report (DAR) in accordance with “A Guideline for Development Assessment Reports” August 2007 to the County of Middlesex Official Plan. Approval of the Development Assessment Report shall rest with the County in consultation with the Municipality, the Ministry of Natural Resources and the conservation authority having jurisdiction.</p>	<p>-Reflects recommendations of MNHSS 2014 study and proposed policies under the County Official Plan that encourage the protection of unevaluated natural heritage features and reference the most recent MNHSS 2014 document.</p> <p>Further study and confirmation of the boundary of features prior to the approval of development applications and site alterations may be required, but does not prevent existing agriculture and farm uses from continuing Mitigation recommendation of the DAR to demonstrate no negative impact may include designating areas found to be natural linkages and enhancement areas.</p>	<p>Amend the Section as follows:</p> <p>Where development or site alteration is proposed on lands lying adjacent to, or lying within, a natural heritage feature, the proponent shall submit a Development Assessment Report (DAR) in accordance with “A Guideline for Development Assessment Reports” August 2007 to the County of Middlesex Official Plan. Approval of the Development Assessment Report shall rest with the County in consultation with the Municipality, the Ministry of Natural Resources and the conservation authority having jurisdiction.</p> <p>The MNHSS Study (2014) provides the methodology used to identify features and the criteria used to determine the significance of features for inclusion in the Natural Heritage System.</p> <p>Limitations of the MNHSS Study (2014) mean that some natural features and ecological functions may not currently be included in the Natural Heritage System and may require further field studies and evaluation to determine the protection requirements of applicable Federal or Provincial legislation. Where development is proposed a DAR will require the completion of appropriate studies to determine the significance and protection needs of the following where present:</p> <p>a) Natural heritage features not currently included in Natural Heritage System are considered candidates for significance until a DAR is completed to assess their significance based on criteria provided in the MNHSS Study (2014).</p> <p>b) Fish habitat as identified by the Federal Department of Fisheries and Oceans require the completion of appropriate studies to ensure compliance with the Fisheries Act.</p> <p>c) Significant habitat of endangered species and threatened species as identified by the Province, in accordance with the Endangered Species Act, 2007,</p> <p>d) Significant Wildlife Habitat identified and evaluated in consultation with the Ministry of Northern Development, Mines, Natural Resources and Forestry.</p>
<p><u>2.8 SURFACE AND GROUNDWATER RESOURCES</u></p>	<p>-Add Source Water Protection policies as recommended in the County’s Source Water Protection Background Report</p>	<p>Amend the Section to include the following text:</p> <p>Surface water sources, including streams, lakes, ponds and wetlands are normally protected through their inclusion within the Natural Heritage System. Groundwater sources occur throughout the Municipality and are an essential resource for urban and rural water supplies, agricultural production and the maintenance of the natural heritage system. It is the intent of this Plan that all development shall be subject to the following policies to ensure that water quality and quantity are not adversely affected. Specifically, it is the Municipality’s intent that the development of public and private uses will not significantly alter groundwater recharge or discharge, impair groundwater or surface water quality, or negatively impact municipal groundwater supply. Maintaining a sustainable groundwater supply is a priority to meet the needs of current and future residents. The following policies are intended to address both ground water and surface water protection.</p>

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<p><u>2.8.2 WATER QUALITY AND QUANTITY</u> The Municipality shall utilize its best efforts and co-operate with the St. Clair Region Conservation Authority and the Lower Thames River Conservation Authority to implement cost-effective measures designed to protect, improve and restore the quality and quantity of its water resources by identifying surface water features, groundwater features, hydrologic functions and natural heritage features and areas which are necessary for the ecological and hydrological integrity of the watersheds which Southwest Middlesex lies within.</p>	<p>-Add Source Water Protection policies as recommended in the County's Source Water Protection Background Report</p>	<p>Delete the Section in its entirety and replace with the following:</p> <p>With respect to water resources, the Municipality shall endeavour to:</p> <p>a) Identify water resource systems consisting of groundwater features, hydrologic functions, natural heritage features and areas, and surface water features, which are necessary for the ecological and hydrological integrity of the watershed.</p> <p>b) Maintain linkages and related functions among groundwater features, hydrologic functions, natural heritage features and areas, and surface water features.</p> <p>c) Protect or enhance the function of sensitive groundwater recharge areas, discharge areas, aquifers and headwaters.</p> <p>d) Work cooperatively with Conservation Authorities and Provincial Ministries regarding land management issues within the watersheds of the Municipality.</p>
2.9 URBAN AND RURAL CHARACTER		
<p><u>2.9.1 GOALS AND OBJECTIVES</u> a) To maintain and strengthen the distinct identity and character of settlement areas; b) To maintain and strengthen the distinct identity and character of the rural area; c) To achieve well planned, compact development and the full utilization of urban lands; d) To achieve a high standard of urban and rural design.</p>	<p>-Consistent with County Official Plan policies, as well as matters of Provincial interest under the PPS 2020, regarding urban design, affordable housing, and pedestrian-oriented development.</p>	<p>Add the following text to the end of the Section:</p> <p>e) To support strong urban design and revitalization that considers affordable housing where appropriate as a means of enhancing the quality of place.</p> <p>f) To encourage forms of active transportation, including pedestrian and cyclist movements, to be incorporated into development proposals.</p> <p>g) To support the creation of public spaces that are of high quality, safe, accessible, attractive, and vibrant;</p>
2.10 COMMUNITY IMPROVEMENT		
<p><u>2.10.1 GOALS AND OBJECTIVES</u> a) To achieve minimum standards of public health, safety and occupancy; b) To ameliorate property conditions which pose a blight, eyesore, nuisance, risk or land use conflict; c) To improve areas experiencing decline, blight or neglect; d) To up-grade and maintain municipal infrastructure and facilities in accordance with prevailing standards.</p>	<p>-Address work completed for the Southwest Middlesex Community Improvement Plan to include opportunities to support agri-tourism.</p>	<p>Add the following to the end of the Section:</p> <p>e) To support agricultural operations and their contributions to the local economy, including attracting new visitors to the Municipality through agri-tourism.</p>
<p><u>2.10.3 COMMUNITY IMPROVEMENT PROJECT AREAS</u> The following criteria shall be used to identify areas potentially suitable for designation as a community improvement project area. a) areas characterized by substandard infrastructure (e.g. water supply, storm drainage, streets, sidewalks, parking); b) areas characterized by substandard buildings and/or properties; c) areas where there is a potential for a more desirable, compatible or viable use of land; d) areas characterized by land use conflicts or blight; e) areas characterized by economic stagnation or decline.</p>	<p>-Address work completed for the Southwest Middlesex Community Improvement Plan to include opportunities to support agri-tourism.</p>	<p>Add the following to the end of the Section:</p> <p>f) lands designated agriculture that have frontage on a designated arterial road.</p>

Current Policy Language	Rationale for Change	Proposed Language
2.11 CULTURAL HERITAGE RESOURCES		
<p><u>2.11.1 GOALS AND OBJECTIVES</u> a) To protect, conserve and enhance heritage resources; b) To increase public awareness of the nature and importance of heritage resources to the community; c) To respect private property rights in the protection of heritage resources.</p>	<p>-Changes to the PPS 2020 include updated policies for consulting with indigenous communities.</p>	<p>Add the following to the end of the Section:</p> <p>d) To encourage engaging and partnering with Indigenous communities to consider their interests when identifying, protecting and managing cultural heritage resources and archaeological resources.</p>
<p><u>2.11.3 PROTECTION OF HERITAGE RESOURCES</u> The Municipality shall use its best efforts to identify, protect, conserve and enhance its heritage resources. Development and redevelopment which is sensitive to heritage resources, which incorporates and utilizes heritage resources, and which is in harmony with heritage resources, shall be encouraged.</p>	<p>-Updates to conform to requirements under the PPS 2020 to ensure archaeological resources are not negatively impacted by development.</p>	<p>Amend the Section as follows:</p> <p>The Municipality shall use its best efforts to identify, protect, conserve and enhance its heritage resources. Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Development and redevelopment which is sensitive to heritage resources, which incorporates and utilizes heritage resources, and which is in harmony with heritage resources, shall be encouraged.</p>
3.0 URBAN AREAS: GLENCOE		
<p><u>3.1 CHARACTER</u> Glencoe is by far the largest settlement area of Southwest Middlesex and the only settlement area that qualifies as an ‘urban area’ under the Official Plan of the County of Middlesex. Its population in 2006 was recorded at 2095 persons, down from its 2001 population of 2152. Being the largest settlement area in Southwest Middlesex, Glencoe functions as its administrative, business, education, health and recreation centre. It offers a wide range of basic goods and services and has, for its size, a significant industrial base.</p>	<p>-Statistics Canada has released updated population information from the 2021 census.</p>	<p>Amend the Section as follows:</p> <p>Glencoe is by far the largest settlement area of Southwest Middlesex and the only settlement area that qualifies as an ‘urban area’ under the Official Plan of the County of Middlesex. Its population in 2006 2021 was recorded at 2095 2,158 persons, up down from its 2001 2016 population of 2152 2,126. Being the largest settlement area in Southwest Middlesex, Glencoe functions as its administrative, business, education, health and recreation centre. It offers a wide range of basic goods and services and has, for its size, a significant industrial base.</p>
<p><u>3.2 DESIGN POPULATION</u> Future growth in Glencoe is largely predicated on its ability to attract residential and industrial development. Its attraction as a ‘bedroom community’ is limited by its distance to neighbouring employment centres (primarily Strathroy, St.Thomas and London) and the existence of closer, smaller centres which provide comparable amenities. While Glencoe has a small labour force and is somewhat distant from major highways, it has been able to attract two reasonably large auto-parts plants. Based on a population of 2095 in 2006, its population constitutes 35.6% of the population of Southwest Middlesex as-a-whole. Assuming it maintains its share of the population of the Municipality as-a-whole, its population by the end of the planning period would be just over 2500. There is reason to believe its share would actually increase given its ability to offer fully serviced lands for development and the servicing restrictions in place in other settlement areas in Southwest Middlesex. The design population shall be reviewed every 5 years following the release of the census by Statistics Canada.</p>	<p>-Statistics Canada has released updated population information from the 2021 census.</p>	<p>Amend the Section as follows:</p> <p>Future growth in Glencoe is largely predicated on its ability to attract residential and industrial development. Its attraction as a ‘bedroom community’ is limited by its distance to neighbouring employment centres (primarily Strathroy, St.Thomas and London) and the existence of closer, smaller centres which provide comparable amenities. While Glencoe has a small labour force and is somewhat distant from major highways, it has been able to attract two reasonably large auto-parts plants. Based on a population of 2095 2158 in 2021 2006, its population constitutes 35.6 36.6% of the population of Southwest Middlesex as-a-whole. Assuming it maintains its share of the population of the Municipality as-a-whole, consistent growth, its population by the end of the planning period would be increase by approximately 150 people to 2300 just over 2500. There is reason to believe its share would actually increase given its ability to offer fully serviced lands for development and the servicing restrictions in place in other settlement areas in Southwest Middlesex. The design population shall be reviewed every 5 years following the release of the census by Statistics Canada.</p>

Current Policy Language	Rationale for Change	Proposed Language
<p>3.4.4.2 SECONDARY USES In addition to the primary uses, other uses may be permitted in areas designated “Residential” provided they complement and are compatible with these areas, primarily serve residential needs and do not detract from their predominantly residential character. These uses include churches, schools, neighbourhood parks, nursing and rest homes, day care centres, home occupations. The actual uses permitted shall be set out in the Zoning By-law. An amendment to the By-law may be required.</p>	<p>-Permit additional residential units in accordance with provincial policies and the criteria contained within the County Official Plan.</p>	<p>Amend the Section as follows: In addition to the primary uses, other uses may be permitted in areas designated “Residential” provided they complement and are compatible with these areas, primarily serve residential needs and do not detract from their predominantly residential character. These uses include churches, schools, neighbourhood parks, nursing and rest homes, day care centres, home occupations, and Additional Residential Units in accordance with Section 2.5.10. The actual uses permitted shall be set out in the Zoning By-law. An amendment to the By-law may be required.</p>
<p>3.4.5.2 PARKLAND DEDICATION The provisions of the Planning Act shall be used to acquire land dedications for park or other recreational purposes. In the case of residential lands, the dedication is limited to 5% of the lands being subdivided or developed whereas in the case of commercial and industrial development, the dedication is limited to 2%. In the case of medium density residential development, the Municipality may require lands be dedicated for park or other recreational purposes at the rate of 1.0 hectare for every 300 dwelling units.</p>	<p>-Implement recommendations from Southwest Middlesex Parks & Recreation Master Plan 2021 to include updated parkland dedication rates provided under the <u>Planning Act</u>.</p>	<p>Amend the Section as follows: The provisions of the Planning Act shall be used to acquire land dedications for park or other recreational purposes. In the case of residential lands, the dedication is limited to 5% of the lands being subdivided or developed whereas in the case of commercial and industrial development, the dedication is limited to 2%. In the case of medium density residential development, the Municipality may require lands be dedicated for park or other recreational purposes at the rate of 1.0 hectare for every 300 dwelling units, or where cash-in-lieu is accepted, it shall be provided at a calculated rate of one hectare per 500 dwelling units.</p>
<p>3.4.5.3 CASH-IN-LIEU Where adequate parkland is available or where more suitable sites exist elsewhere, a cash payment in lieu of a dedication of land for park purposes may be accepted which shall be used to purchase land elsewhere for park purposes or for other public recreational purposes. The amount of the payment shall be determined in accordance with the provisions of the Planning Act.</p>	<p>-Implement recommendations from Southwest Middlesex Parks & Recreation Master Plan 2021 to include updated parkland dedication rates provided under the <u>Planning Act</u>.</p>	<p>Amend the Section as follows: Where adequate parkland is available, or where more suitable sites exist elsewhere, or where parkland proposed to be conveyed does not meet the criteria in Section 3.4.5.4, a cash payment in lieu of a dedication of land for park purposes may be accepted which shall be used to purchase land elsewhere for park purposes or for other public recreational purposes, in accordance with the provisions of the Planning Act. The value of the subject lands shall be determined by an appraisal authorized by the Municipality, in accordance with the provisions of the Planning Act. This Plan recognizes the conveyance of land as the preferred method of parkland dedication.</p>

Current Policy Language	Rationale for Change	Proposed Language
<p>3.4.5.4 ACQUISITION</p> <p>Lands for park purposes shall primarily be acquired through dedications as a condition of lands being subdivided or otherwise developed, or through purchase using monies received from cash-in-lieu of providing parkland in areas where parkland is not considered necessary or appropriate. Lands proposed to be dedicated to the Municipality for park purposes shall be evaluated on the basis of the following criteria:</p> <ul style="list-style-type: none"> a) proximity and access to existing recreation facilities and parks; b) proximity and access to users; c) size, shape, topography and drainage; d) potential development and maintenance costs; e) potential for expansion. 	<p>-Implement recommendations from Southwest Middlesex Parks & Recreation Master Plan 2021 to provide additional considerations for accepting parkland dedication to ensure the suitability of the land for providing recreation uses.</p>	<p>Amend the Section as follows:</p> <p>Lands for park purposes shall primarily be acquired through dedications as a condition of lands being subdivided or otherwise developed, or through purchase using monies received from cash-in-lieu of providing parkland in areas where parkland is not considered necessary or appropriate. Lands proposed to be dedicated to the Municipality for park purposes shall be evaluated on the basis of the following criteria:</p> <ul style="list-style-type: none"> a) proximity and access to existing recreation facilities and parks; b) proximity and access to users; c) the size, shape, topography and drainage of the parkland parcel. The development of parkland parcels that are smaller than 0.5 hectares in size shall be discouraged, unless it is necessary to reconcile gap areas; d) suitability of supporting a variety of active and passive recreation uses. The acceptance of woodlots and environmentally sensitive as parkland dedication should be discouraged, although the Municipality may assume these lands (over and above the required amount) for the purposes of protecting natural areas for passive recreation and educational uses e) adequate street frontage f) potential development and maintenance costs; g) potential for expansion.
4.0 COMMUNITY AREAS: WARDSVILLE		
<p>4.1 CHARACTER</p> <p>The only settlement area in Southwest Middlesex that potentially qualifies as a ‘Community Area’ under the County of Middlesex Official Plan is the Village of Wardsville. In 2006, its population was recorded at 374 (Statistics Canada), a decline of its 2001 recorded population of 417. While Wardsville currently serves a community function, like many small villages and hamlets removed from large population and employment centres in southwestern Ontario, it has witnessed a decline in terms of the goods and services it once offered. It nevertheless has the potential to accommodate future population growth.</p>	<p>-Statistics Canada has released updated population information from the 2021 census.</p>	<p>Amend the Section as follows:</p> <p>The only settlement area in Southwest Middlesex that potentially qualifies as a ‘Community Area’ under the County of Middlesex Official Plan is the Village of Wardsville. In 2006 2021, its population was recorded at 374 420 (Statistics Canada), a decline increase of its 2001 2016 recorded population of 417 382. While Wardsville currently serves a community function, like many small villages and hamlets removed from large population and employment centres in southwestern Ontario, it has witnessed a decline in terms of the goods and services it once offered. It nevertheless has the potential to accommodate future population growth.</p>

Current Policy Language	Rationale for Change	Proposed Language
<p>4.2 DESIGN POPULATION Historically, the population of Wardsville has been stable or in a state of decline. Its highest ever recorded population was 540 in 1881. In the absence of a proactive and effective strategy to induce persons to move to Wardsville and the provision of housing sought by senior citizens, Wardsville may well continue to stagnate and possibly decline further. In fact, the 2006 population of Wardsville recorded by Statistics Canada showed a further decline to 374 persons. Assuming a modest annual growth rate (0.5%) and based on a 2001 population of 374 persons, the population of Wardsville may be in the order of 500 persons by 2026, being the end of the planning period. This target population shall be reviewed every 5 years following the release of the census by Statistics Canada.</p>	<p>-Statistics Canada has released updated population information from the 2021 census.</p>	<p>Amend the Section as follows:</p> <p>Historically, the population of Wardsville has been stable or in a state of decline. Its highest ever recorded population was 540 in 1881. The population of Wardsville has increased from 382 in 2016 to 420 in 2021, Current population projections anticipate moderate to high growth in housing to the end of the planning horizon in 2046. In the absence of a proactive and effective strategy to induce persons to move to Wardsville and the provision of housing sought by senior citizens, Wardsville may well continue to stagnate and possibly decline further. In fact, the 2006 population of Wardsville recorded by Statistics Canada showed a further decline to 374 persons. Assuming a modest annual growth rate (0.5%) and based on a 2001 population of 374 persons, the population of Wardsville may be in the order of 500 persons by 2026, being the end of the planning period. Based on the current projections for the Municipality and assuming that Wardsville maintains a similar proportion of the population, it is projected that the population of Wardsville would increase to approximately 450 people. This target population shall be reviewed every 5 years following the release of the census by Statistics Canada.</p>
<p>4.4.1.2 SECONDARY USES In addition to the primary uses, other uses may be permitted in areas designated “Residential” provided they complement and are compatible with these areas and do not detract from the established residential character of these areas. These uses include churches, schools, neighbourhood parks, nursing and rest homes, day care centres, home occupations. The actual uses permitted shall be set out in the Zoning By-law. An amendment to the By-law may be required.</p>	<p>-Permit additional residential units in accordance with provincial policies and the criteria contained within the County Official Plan.</p>	<p>Amend the Section as follows:</p> <p>In addition to the primary uses, other uses may be permitted in areas designated “Residential” provided they complement and are compatible with these areas and do not detract from the established residential character of these areas. These uses include places of worship churches, schools, neighbourhood parks, nursing and rest homes, day care centres, home occupations, and Additional Residential Units in accordance with Section 2.5.10. The actual uses permitted shall be set out in the Zoning By-law. An amendment to the By-law may be required.</p>
<p>4.4.3.3 PARKLAND DEDICATION The provisions of the Planning Act shall be used to acquire land dedications for park or other recreational purposes. In the case of residential lands, the dedication is limited to 5% of the lands being subdivided or developed whereas in the case of commercial and industrial development, the dedication is limited to 2%. In the case of medium density residential development, the Municipality may require lands be dedicated for park or other recreational purposes at the rate of 1.0 hectare for every 300 dwelling units.</p>	<p>-Implement recommendations from Southwest Middlesex Parks & Recreation Master Plan 2021 to provide additional considerations for accepting parkland dedication to ensure the suitability of the land for providing recreation uses.</p>	<p>Amend the Section as follows:</p> <p>The provisions of the Planning Act shall be used to acquire land dedications for park or other recreational purposes. In the case of residential lands, the dedication is limited to 5% of the lands being subdivided or developed whereas in the case of commercial and industrial development, the dedication is limited to 2%. In the case of medium density residential development, the Municipality may require lands be dedicated for park or other recreational purposes at the rate of 1.0 hectare for every 300 dwelling units, or where cash-in-lieu of parkland is accepted, it shall be provided at a calculated rate of one hectare per 500 dwelling units.</p>

Current Policy Language	Rationale for Change	Proposed Language
<p><u>4.4.3.4. CASH-IN-LIEU</u> Where adequate parkland is available or where more suitable sites exist elsewhere, a cash payment in lieu of a dedication of land for park purposes may be accepted which shall be used to purchase land elsewhere for park purposes or for other public recreational purposes. The amount of the payment shall be determined in accordance with the provisions of the Planning Act.</p>	<p>-Implement recommendations from Southwest Middlesex Parks & Recreation Master Plan 2021 to include updated parkland dedication rates provided under the <u>Planning Act</u>.</p>	<p>Amend the Section as follows:</p> <p>Where adequate parkland is available, or where more suitable sites exist elsewhere, or where parkland proposed to be conveyed does not meet the criteria in Section 3.4.5.4, a cash payment in lieu of a dedication of land for park purposes may be accepted which shall be used to purchase land elsewhere for park purposes or for other public recreational purposes, in accordance with the provisions of the Planning Act. The value of the subject lands shall be determined by an appraisal authorized by the Municipality, in accordance with the provisions of the Planning Act. This Plan recognizes the conveyance of land as the preferred method of parkland dedication.</p>

Current Policy Language	Rationale for Change	Proposed Language
<p>4.4.3.5 ACQUISITION</p> <p>Lands for park purposes shall primarily be acquired through dedications as a condition of lands being subdivided or otherwise developed, or through purchase using monies received from cash-in-lieu of providing parkland in areas where parkland is not considered necessary or appropriate. Lands proposed to be dedicated to the Municipality for park purposes shall be evaluated on the basis of the following criteria:</p> <ul style="list-style-type: none"> h) proximity and access to existing recreation facilities and parks; i) proximity and access to users; j) size, shape, topography and drainage; k) potential development and maintenance costs; l) potential for expansion. 	<p>-Implement recommendations from Southwest Middlesex Parks & Recreation Master Plan 2021 to provide additional considerations for accepting parkland dedication to ensure the suitability of the land for providing recreation uses.</p>	<p>Amend the Section as follows:</p> <p>Lands for park purposes shall primarily be acquired through dedications as a condition of lands being subdivided or otherwise developed, or through purchase using monies received from cash-in-lieu of providing parkland in areas where parkland is not considered necessary or appropriate. Lands proposed to be dedicated to the Municipality for park purposes shall be evaluated on the basis of the following criteria:</p> <ul style="list-style-type: none"> m) proximity and access to existing recreation facilities and parks; n) proximity and access to users; o) the size, shape, topography and drainage of the parkland parcel. The development of parkland parcels that are smaller than 0.5 hectares in size shall be discouraged, unless it is necessary to reconcile gap areas; p) suitability of supporting a variety of active and passive recreation uses. The acceptance of woodlots and environmentally sensitive as parkland dedication should be discouraged, although the Municipality may assume these lands (over and above the required amount) for the purposes of protecting natural areas for passive recreation and educational uses q) adequate street frontage r) potential development and maintenance costs; s) potential for expansion.

Current Policy Language	Rationale for Change	Proposed Language
5.0 RURAL ARA		
5.4.1 AGRICULTURAL		
<p>5.4.1.1 PRIMARY USES Within areas designated 'Agricultural' on Schedule 'E', the primary use of land shall be for the cultivation of land, the raising of livestock and the growing of trees. A full range of agricultural activity shall be permitted including cash crops, livestock, market gardening, tobacco farming, specialty crops, aquaculture, horticulture and forestry, and buildings and structures associated therewith. The actual uses permitted shall be set out in the Zoning By-law.</p>	<p>-The PPS defines agricultural uses as follows: <i>Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.</i></p> <p>-Align the permitted agricultural uses with those of the PPS</p>	<p>Amend the section as follows: Within areas designated 'Agricultural' on Schedule 'E', the primary use of land shall be for the cultivation of land, the raising of livestock and other animals for food, fur or fibre and the growing of trees. A full range of agricultural activity shall be permitted including cash crops, livestock, market gardening, tobacco farming, specialty crops, aquaculture, horticulture and forestry, value-retaining facilities, and buildings and structures associated therewith. Where the size and nature of the farm operation requires additional farm employment, accommodation for farm labour may be provided. The actual uses permitted shall be set out in the Zoning By-law.</p>
<p>5.4.1.2 SECONDARY USES In addition to the primary uses, lands designated "Agricultural" may be used for other purposes provided that such other uses primarily serve or are otherwise directly related to, or complement, agricultural activity. Uses which would not be detrimental, offensive or conflict with agricultural activities and which are necessarily located in the rural area due to their nature or their potential to create conflicts if located within settlement areas may also be permitted. Secondary uses may include agriculturally-related commercial and industrial uses, dog kennels, wildlife preserves, passive outdoor recreation uses, exploration and extraction of petroleum, commercial wind generation systems, farm occupations and home occupations. The actual uses permitted shall be set out in the Zoning By-law. An amendment to the By-law may be required.</p>	<p>-Align the permitted agricultural uses with those of the PPS -Include on-farm diversified uses and additional residential units (ARU's) as permitted by the PPS</p>	<p>Amend the Section as follows: In addition to the primary uses, lands designated "Agricultural" may be used for other purposes provided that such other uses primarily serve or are otherwise directly related to, or complement, agricultural activity. Uses which would not be detrimental, offensive or conflict with agricultural activities and which are necessarily located in the rural area due to their nature or their potential to create conflicts if located within settlement areas may also be permitted. Secondary uses may include agriculturally-related commercial and industrial uses, dog kennels, wildlife preserves, passive outdoor recreation uses, exploration and extraction of petroleum, commercial wind generation systems, farm occupations and home occupations, on-farm diversified uses, and Additional Residential Units in accordance with Section 2.5.10. The actual uses permitted shall be set out in the Zoning By-law. An amendment to the By-law may be required.</p>
<p>5.4.1.5 LIVESTOCK BUILDINGS AND MANURE STORAGE FACILITIES New and enlarged livestock buildings and manure storage facilities shall only be permitted in accordance with the Nutrient Management Act and its accompanying regulations. Compliance with the Minimum Distance Separation (MDS II) shall be required unless a minor variance is otherwise granted. Depending on the capacity of the new or enlarged livestock building or manure storage facility, preparation of a nutrient management plan may be required. Nutrient management plans are required for existing livestock operations and manure storage facilities in accordance with the requirements of the <u>Nutrient Management Act</u>.</p>	<p>-Reference to OMAFRA's '<u>The Minimum Distance Separation (MDS) Document, Formula and Guidelines for Livestock Facilities and Anaerobic Digester Odour Setbacks – Publication 853</u>'.</p>	<p>Amend the Section as follows: New and enlarged livestock buildings and manure storage facilities shall only be permitted in accordance with the <u>Nutrient Management Act</u> and its accompanying regulations. Compliance with the Minimum Distance Separation (MDS II), as set out in <u>The Minimum Distance Separation (MDS) Document, Formula and Guidelines for Livestock Facilities and Anaerobic Digester Odour Setbacks – Publication 853</u> as amended or revised from time to time shall be required unless a minor variance is otherwise granted. Depending on the capacity of the new or enlarged livestock building or manure storage facility, preparation of a nutrient management plan may be required. Nutrient management plans are required for existing livestock operations and manure storage facilities in accordance with the requirements of the <u>Nutrient Management Act</u>.</p>

Current Policy Language	Rationale for Change	Proposed Language
<p>5.4.1.6 DIVISION OF FARM PARCELS</p> <p>The splitting of prime agricultural land into smaller parcels shall generally be discouraged. Where the splitting of prime agricultural land is proposed, the proponent shall demonstrate that the resulting smaller parcels will have no detrimental impact on agricultural productivity, operating efficiency and future farming options. In considering such applications, regard shall also be had to:</p> <ul style="list-style-type: none"> a) the need to discourage the unwarranted fragmentation of farmland; b) the agricultural capability of the land; c) the type of agricultural activity engaged in and proposed to be engaged in; d) whether both parcels are sufficiently large to constitute viable production units and to meet changing market conditions; e) whether both parcels are suitable for the type of agriculture common in the area and the size of both parcels is appropriate to the type of agriculture proposed; f) the viability of cultivating smaller parcels with current farm machinery and equipment; g) the need to discourage the creation of new parcels primarily for residential purposes h) the minimum farm parcel size as established in the Zoning By-law. i) the policies of the County of Middlesex Official Plan which discourages the creation of agricultural parcels less than 40 hectares. 	<p>-Reflect policies of the PPS 2020 to add that the creation of residential lots (with the exception of surplus farm dwelling severances) is not permitted;</p> <p>-Update to include PPS policy with respect to minor boundary adjustments</p>	<p>Amend Section 5.4.1.6 by adding the following at the end of the Section:</p> <p style="color: red;">“The creation of residential lots on lands designated ‘Agricultural’ shall not be permitted with the exception of residential lots for the purposes of the disposal of a surplus farm dwelling in accordance with Section 5.4.1.7.</p> <p style="color: red;">Lot adjustments for legal or technical reasons, including easements, corrections of deeds, quit claims and minor boundary adjustments which do not result in the creation of a new lot, shall be permitted in accordance with Section 8.2.4.3.”</p>

Current Policy Language	Rationale for Change	Proposed Language
<p>5.4.1.7 DISPOSAL OF SURPLUS FARM DWELLINGS</p> <p>Dwellings considered surplus to the needs of a farm as a result of farm consolidation, being the acquisition of additional farm parcels not necessarily contiguous to the home farm or base of operations, may be severed from the balance of the farm provided that the dwelling was constructed prior to 1999. The following criteria shall be satisfied:</p> <ul style="list-style-type: none"> j) <u>new dwellings</u>: The remaining farmland shall be zoned in a manner which prohibits the erection of any new dwelling in the future. k) <u>farm buildings</u>: Farm buildings deemed to be surplus to the needs of the farm or incompatible with the proposed surplus farm dwelling if retained with the farm, may be required to be demolished or removed as a condition of consent. Proximity to the surplus dwelling and proposed lot lines, compliance with the Minimum Distance Separation (MDS) Formulae and the heritage quality, structural condition and proposed use of the farm building shall be governing factors to whether demolition or removal will be required. Where such buildings are structurally sound, have potential for alternative and compatible uses and/or more likely to be maintained, they may be severed along with the surplus dwelling. A re-zoning may be required and site plan control may apply. l) <u>agricultural land</u>: The loss of productive agricultural land shall be minimized by keeping the size of the lot being created to dispose the surplus farm dwelling or buildings as small as possible taking into account the location of the dwelling, accessory buildings, driveway, natural features and on-site water supply and sanitary waste disposal systems. m) <u>water supply</u>: An adequate and potable water supply shall be available to the surplus dwelling. The availability of an adequate and secure water supply shall be demonstrated to the satisfaction of the Municipality. n) <u>sanitary waste disposal</u>: The existing sanitary waste disposal system serving the dwelling shall be up-graded to current standards, if necessary, and wholly contained within the required setbacks of the proposed lot to the satisfaction of the Municipality. o) <u>vehicular access</u>: Vehicular access shall be available or made available from a road of reasonable construction and maintenance to the satisfaction of the County or the Municipality, as the case may be. Existing, substandard entrances may be required to be up-graded to current standards. Access shall not be permitted or retained where safety hazards could result due to poor sight lines; proximity to a traffic intersection or railway crossing; or due to the traffic flow characteristics of road. Where the proposed lot has or would require access to a County Road, compliance with the policies and requirements of the County of Middlesex shall be required. p) <u>proximity to neighbouring livestock operations</u>: Creation of the proposed lot shall not be permitted where it would have a detrimental impact on the operation, expansion or flexibility of any nearby livestock operation. Compliance with the Minimum Distance Separation Formula (MDS I) shall not be required. An environmental warning clause may be required on title alerting potential and future purchasers of the dwelling that they may be affected by odours from neighbouring livestock operations. q) <u>lot frontage, depth and size</u>: The frontage, depth and size of the proposed lot shall be suitable for the purpose intended and shall comply with the requirements of the Zoning By-law. An amendment to the By-law shall be required. 	<p>-Pending revisions being considered to the County of Middlesex Official Plan include removal of the 1999 date and replacing it with a “floating” date of a minimum of 20 years</p> <p>-Need to re-inforce the language of the Provincial Policy Statement 2020 that “the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.”</p>	<p>Amend the introduction to Section 5.4.1.7 as follows:</p> <p>“Dwellings considered surplus to the needs of a farm as a result of farm consolidation, being the acquisition of additional farm parcels not necessarily contiguous to the home farm or base of operations, may be severed from the balance of the farm provided that the dwelling has been in existence for a minimum of 10 years. The following criteria shall be satisfied:”</p> <p>Amend subsection c) as follows”</p> <p><u>agricultural land</u>: The loss of productive agricultural land shall be minimized by keeping the size of the lot being created to dispose the surplus farm dwelling or buildings to the minimum size required to accommodate the use and appropriate on-site water supply and sanitary waste disposal systems. In evaluating lot size as it relates to the residential use of the new lot, the location of the dwelling, accessory buildings, driveway access, landscaped open space and natural features will be considered.</p>

Current Policy Language	Rationale for Change	Proposed Language
<p>5.4.1.9 SECONDARY FARM OCCUPATIONS Secondary Farm Occupations conducted within a building other than a dwelling may be permitted on a farm provided they remain clearly secondary to the agricultural use being engaged in on the farm; provided they are agriculturally-related or do not adversely affect neighbouring agricultural operations or the rural character; provided they are operated only by those residing on the property on which the secondary farm occupation is located, including not more than three non-family members; and provided the building is located in close proximity to existing buildings on the farm. Water supply and sanitary sewage services shall be appropriate to the activity being engaged in. Standards applying to secondary farm occupations shall be prescribed in the Zoning By-law. Outside storage associated with a secondary farm occupation shall be limited in scale and be screened from view from surrounding roads.</p>	<p>-Recent amendments to the Provincial Policy Statement 2020 (PPS) now focus on the term and criteria for the consideration of so-called “On-farm Diversified Uses” as opposed to “secondary farm occupations;</p> <p>-The Plan should be updated to reflect the new terminology and criteria.</p>	<p>Delete Section 5.4.1.9 and replace with the following:</p> <p>5.4.1.9 On-Farm Diversified Uses The Municipality acknowledges the importance to the agricultural community of enabling farm operators to diversify while at the same time supplement income from the farm operation. A variety of uses may qualify as on-farm diversified uses provided such uses are related to agriculture, supportive of agriculture or are able to co-exist with agriculture without conflict. An amendment to the Official Plan shall not be required to establish such uses and the following general criteria shall apply:</p> <ul style="list-style-type: none"> a) it shall be demonstrated that such uses cannot be located within a settlement area and b) such uses shall be located on a farm property which is actively used for agricultural purposes; c) such uses shall be clearly secondary to the principal agricultural use of the lands; d) such uses shall be limited in size and lot coverage as more specifically defined and regulated in the Zoning By-law; e) such uses may be permitted subject to the approval of ‘site-specific’ zoning; f) such uses shall be compatible with, and shall not hinder, neighbouring agricultural operations or conflict with adjacent sensitive uses; g) such uses will be adequately serviced; h) where such uses would be characterized by a higher density of human occupancy, such as accommodation uses, agri-tourism, and retail operations, they may be required to comply with Minimum Distance Separation Formulae. <p>Proposals to establish on-farm diversified uses will be evaluated in accordance with the <u>Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas</u> (Publication 851) authored by the Ministry of Agriculture, Food and Rural Affairs.”</p>

Current Policy Language	Rationale for Change	Proposed Language
<p>5.4.1.10 SECOND DWELLINGS AND SEASONAL LIVING QUARTERS ON FARMS</p> <p>The placement of a second dwelling on a farm may be permitted for a temporary period of time to a maximum of 10 years as stipulated by the Planning Act. In such instances, consideration shall only be given to situations where the nature of the farm operation warrants that such accommodation is required for the purposes of farm help or farm family members engaged in a meaningful capacity in the operation of the farm. Seasonal living quarters for migrant farm workers and other farm help to meet the needs of agriculture or agriculturally-related industries may also be considered on a temporary basis. The temporary dwelling or living quarters shall be located within close proximity to the existing cluster of farm buildings and in compliance with the Minimum Distance Separation (MDS I) unless a minor variance is granted with respect to any neighbouring livestock facility. A Temporary Use By-law shall be adopted and an agreement entered into with the Municipality which addresses occupancy of the dwelling or living quarters and their removal or conversion to other uses at the end of the temporary period.</p>	<p>-Align wording with <u>Planning Act</u> and to distinguish temporary garden suites with additional residential units and permit for a period of up to 20 years.</p> <p>-Reference additional criteria provided in the County Official Plan.</p>	<p>Amend the Section as follows:</p> <p>5.4.1.10 SECOND DWELLINGS GARDEN SUITES AND SEASONAL LIVING QUARTERS ON FARMS</p> <p>The placement of a second dwelling on a farm may be permitted for a temporary period of time to a maximum of 10 20 years as stipulated by the Planning Act. In such instances, consideration shall only be given to situations where the nature of the farm operation warrants that such accommodation is required for the purposes of farm help or farm family members engaged in a meaningful capacity in the operation of the farm. Seasonal living quarters for migrant farm workers and other farm help to meet the needs of agriculture or agriculturally-related industries may also be considered on a temporary basis. The temporary dwelling or living quarters shall be located within close proximity to the existing cluster of farm buildings and in compliance with the Minimum Distance Separation (MDS I) unless a minor variance is granted with respect to any neighbouring livestock facility. The temporary dwelling or living quarters should have adequate access, be provided with adequate servicing, and minimize the loss of agricultural land. A Temporary Use By-law shall be adopted and an agreement entered into with the Municipality which addresses occupancy of the dwelling or living quarters and their removal or conversion to other uses at the end of the temporary period.</p>
<p>5.4.1.17 AGGREGATE RESOURCES</p> <p>While Southwest Middlesex is considered ‘aggregate poor’ insofar as there are no known deposits of aggregate which are commercially viable to extract, should such aggregate be discovered and before consideration is given to amending the Zoning By-law to permit extraction, the Plan shall be amended to identify the limits of the resource and the criteria to be satisfied before extraction would be allowed to take place. Impact on natural heritage features, compatibility with neighbouring uses and effective rehabilitation shall be key considerations. A license under the Aggregate Resources Act shall also be required.</p>	<p>-Update mineral extraction policies to be consistent with the 2020 PPS;</p> <p>- Resource extraction is permitted as an interim use provided that the site is rehabilitated back to an agricultural condition.</p>	<p>-amend Section 5.4.1.17 by adding the following at the end of the Section:</p> <p>“Resource extraction may be permitted as an interim use provided the lands are restored to a condition whereby substantially the same area and same average soil capability for agriculture is reinstated to the satisfaction of the Municipality.”</p>
5.4.2 HAMLETS		
<p>5.4.2.2 SECONDARY USES</p> <p>In addition to the primary uses, other uses may be permitted provided they are compatible with the scale and function of the hamlet. These uses shall include small scale commercial and industrial uses, institutional and recreational uses such as parks, schools and churches, home occupations. The actual uses permitted shall be set out in the Zoning By-law. An amendment to the By-law may be required.</p>	<p>-Permit additional residential units in accordance with provincial policies and the criteria contained within the County Official Plan.</p>	<p>Amend the Section as follows:</p> <p>In addition to the primary uses, other uses may be permitted provided they are compatible with the scale and function of the hamlet. These uses shall include small scale commercial and industrial uses, institutional and recreational uses such as parks, schools and churches, home occupations, and Additional Residential Units in accordance with Section 2.5.10. The actual uses permitted shall be set out in the Zoning By-law. An amendment to the By-law may be required.</p>

Current Policy Language	Rationale for Change	Proposed Language
5.4.3 RURAL RESIDENTIAL		
<p><u>5.4.3.5 SPECIAL DEVELOPMENT AREA – KRISTA LANE</u> A 'Special Development Area' refers to a specific location or development that specific policies are deemed necessary as a result of the history, previous commitments or the unique or otherwise special characteristics of these areas.</p> <p>The area known as Krista Lane lying in Lot 1, Concession II of the former Township of Ekfrid was created in the early 1970's as an 18 lot development on the eve of the enactment of subdivision control across the Province. Lands were surveyed for a public road, although the road was never completely constructed (until recently). Seven of the original 18 lots were built before a comprehensive Zoning By-law was enacted by the Township in 1978 and further development prevented. In 2002, the Municipality of Southwest Middlesex entered into an agreement with the owners of the remaining undeveloped lots which lead to the installation of a municipal water supply, up-grading and extension of the then private road and assumption by the Municipality, drainage improvements and other matters. The agreement provides for the development of the remaining lots subject to a further agreement with the owner of an individual lot prior to the issuance of a building permit. Until such time as an agreement has been entered into with the Municipality for the development of an individual lot, the undeveloped lot may be placed in a 'holding' type zone in accordance with the provisions of the Planning Act.</p>	<p>-The Development Agreement that applies to the subject undeveloped lots on Krista Lane was amended in 2014 with requirements that must be fulfilled before development can take place. The proposed policy changes reflect these updates, as well as identify that development on the subject lands is subject to the approval of the Lower Thames Valley Conservation Authority.</p>	<p>Amend the Section as follows:</p> <p>A 'Special Development Area' refers to a specific location or development that specific policies are deemed necessary as a result of the history, previous commitments or the unique or otherwise special characteristics of these areas.</p> <p>The area known as Krista Lane lying in Lot 1, Concession II of the former Township of Ekfrid was created in the early 1970's as an 18 lot development on the eve of the enactment of subdivision control across the Province. Lands were surveyed for a public road, although the road was never completely constructed (until recently). Seven of the original 18 lots were built before a comprehensive Zoning By-law was enacted by the Township in 1978 and further development prevented. In 2002, the Municipality of Southwest Middlesex entered into an agreement with the owners of the remaining undeveloped lots which lead to the installation of a municipal water supply, up-grading and extension of the then private road and assumption by the Municipality, drainage improvements and other matters. Until such time as an agreement has been entered into with the Municipality for the development of an individual lot, the undeveloped lot may be placed in a 'holding' type zone in accordance with the provisions of the Planning Act. The development agreement was subsequently amended in 2014 to address matters including, but not limited to, the assessment of impacts to groundwater, protection of building foundations, storm water management, maintenance of natural heritage buffers, servicing, the removal of the wetland designation from the subject lot by the Ministry of Natural Resources and Forestry, and consultation with the Ministry of Natural Resources and Forestry regarding species-at-risk. The agreement provides for the development of the remaining lots subject to a further agreement with the owner of an individual lot prior to the issuance of a building permit. Until such time as an agreement has been entered into with the Municipality for the development of an individual lot, the undeveloped lot may be placed in a 'holding' type zone in accordance with the provisions of the Planning Act. As the undeveloped lots lie within the J. Thompson Wetland, a provincially significant wetland or PSW, any development thereof requires the approval of the Lower Thames Valley Conservation Authority in accordance with Ontario Regulation 152/06.</p>

Current Policy Language	Rationale for Change	Proposed Language
6.0 INFRASTRUCUTRE		
N/A	<p>-Pedestrian-oriented development, including active transportation, is considered a matter of provincial interest that land use planning decisions must have regard for. Include active transportation as defined under the PPS 2020.</p>	<p>Create the following new section:</p> <p>This Plan recognizes the important role active transportation providing complete, healthy, and sustainable communities. Active transportation is defined as human-powered travel, including but not limited to, walking cycling, inline skating and travel with the use of mobility aids, Mobility aids may include motorized wheelchairs and other power-assisted devices moving at a comparable speed. This Plan supports opportunities for the development of an active transportation network that promotes physical activity and alternative and more cost effective travel. Development should be design ed in a manner that promotes safe, convenient, and attractive active transportation options for pedestrian and cyclists within, and where feasible, between settlement areas.</p> <p>It is the policy of this Plan to support and encourage the development of sidewalks for pedestrian movement within its settlement areas. It is encouraged that development of both public and private lands for pedestrian and active transportation which are aimed at promoting public health through outdoor activities.</p> <p>The development of the active transportation network shall have consideration for the recommendations of the Southwest Middlesex Parks & Recreation Master Plan 2021 and the Middlesex County Cycling Strategy.</p>

Current Policy Language	Rationale for Change	Proposed Language
8.0 GENERAL		
8.2 IMPLMENTATION		
<p><u>8.2.2.2 SETTLEMENT AREA EXPANSION</u> Expansion to the boundary of a settlement area shall require an amendment to the Plan and shall be in accordance with a comprehensive review as set out in the Provincial Policy Statement. Insufficient opportunities for growth through intensification, redevelopment and new development to accommodate projected needs over the planning period shall be demonstrated.</p>	<p>-PPS 2020 contains additional criteria that must be met for the boundary of a settlement area to be expanded.</p>	<p>Amend the Section as follows:</p> <p><u>8.2.2.2 SETTLEMENT AREA EXPANSION</u> Expansion to the boundary of a settlement area shall require an amendment to the Plan and shall be in accordance with a comprehensive review as set out in the Provincial Policy Statement. Insufficient opportunities for growth through intensification, redevelopment and new development to accommodate projected needs over the planning period shall be demonstrated. and only where it has been demonstrated that:</p> <ul style="list-style-type: none"> a) Sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment, and designated growth areas to accommodate the projected needs over the planning horizon; b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c) In prime agricultural areas <ul style="list-style-type: none"> i. the lands do not compromise specialty crop areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; iii. the new or expanding settlement areas are in compliance with Minimum Distance Separation formulae; d) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement are mitigated to the extent feasible.
<p>N/A</p>	<p>-PPS 2020 contains policies that now permit the adjustment of a settlement boundary area outside of a comprehensive review subject to certain criteria.</p>	<p>Create the following new section:</p> <p><u>8.2.2.3 SETTLEMENT AREA BOUNDARY ADJUSTMENT</u> Notwithstanding the policies in Section 8.2.2.2, adjustments to the settlement area boundaries may be permitted outside a comprehensive review provided:</p> <ul style="list-style-type: none"> a) there would be no net increase in land within the settlement areas; b) the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the Municipality; c) prime agricultural areas are addressed in accordance with the policies in Section 8.2.2.2 c), d), and e); and d) the settlement area to which the lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.

Current Policy Language	Rationale for Change	Proposed Language
<p>8.2.2.4 CONVERSION OF EMPLOYMENT LANDS Where lands are designated for industrial, commercial or other employment purposes and are proposed to be converted to non-employment purposes, an amendment to the Plan in accordance with a comprehensive review as set out in the Provincial Policy Statement shall be required. The lands shall not be required for employment purposes over the long term and the need for the conversion shall be justified.</p>	<p>-The PPS 2020 permits the conversion of employment lands outside of a comprehensive review subject to specific criteria that must be met.</p>	<p>Add the following text to the end of Section 8.2.2.4:</p> <p>The conversion of employment areas to a designation that permits non-employment uses by means of an amendment to the Plan may be permitted outside a comprehensive review provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:</p> <ul style="list-style-type: none"> a) there is an identified need for the conversion and the land is not required for employment purposes over the long term; b) the proposed uses would not adversely affect the overall viability of the employment area; and c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses. d) the site proposed for conversion offers limited market choice for employment development due to size, configuration, or physical conditions; e) the site proposed for conversion does not possess the potential of being included in a future expansion of existing or neighbouring employment lands;
<p>8.2.2.5 ADDITIONAL INFORMATION REQUIRED Where a person or public body requests an amendment to the Plan, the Municipality may require additional information that it considers it may need to make a decision on the request over and above what is required by the Planning Act and its accompanying regulations.</p>	<p>-Update policies to provide more specific information on potential planning application requirements and matters that may be required to be addressed.</p>	<p>Add the following text to the end of Section 8.2.2.5:</p> <p>Without limiting the generality of the foregoing, supporting documentation may include any or all of the following:</p> <ul style="list-style-type: none"> • Archeological Assessment • Built Heritage Impacts • Conceptual Stormwater Management Plan • Cultural Heritage Impact Analysis • Environmental Impact Study (E.I.S.) • Geotechnical Report • Hydrogeological Report • Land Use Compatibility • Natural Hazards • Noise Analysis • Odours, Dust and Nuisance Impacts • Planning Justification Report • Record of Site Conditions (RSC) • Servicing Report • Topographic Survey • Traffic Impact Study • Tree Survey and Preservation Plan • Vibration Analysis

Current Policy Language	Rationale for Change	Proposed Language
<p>8.2.4.6 ADDITIONAL INFORMATION REQUIRED Where a person or public body applies for a consent, the Municipality may require additional information that it considers it may need to make a decision on the request over and above what is required by the Planning Act and its accompanying regulations.</p>	<p>-Update policies to provide more specific information on potential planning application requirements and matters that may be required to be addressed.</p>	<p>Add the following text to the end of Section 8.2.4.6:</p> <p>Without limiting the generality of the foregoing, supporting documentation may include any or all of the following:</p> <ul style="list-style-type: none"> • Archeological Assessment • Built Heritage Impacts • Conceptual Stormwater Management Plan • Cultural Heritage Impact Analysis • Environmental Impact Study (E.I.S.) • Geotechnical Report • Hydrogeological Report • Land Use Compatibility • Natural Hazards • Noise Analysis • Odours, Dust and Nuisance Impacts • Planning Justification Report • Record of Site Conditions (RSC) • Servicing Report • Topographic Survey • Traffic Impact Study • Tree Survey and Preservation Plan • Vibration Analysis
<p>8.2.5.9 ADDITIONAL INFORMATION REQUIRED Where a person or public body requests an amendment to the Zoning By-law, the Municipality may require additional information that it considers it may need to make a decision on the request over and above what is required by the Planning Act and its accompanying regulations.</p>	<p>-Update policies to provide more specific information on potential planning application requirements and matters that may be required to be addressed.</p>	<p>Add the following text to the end of Section 8.2.5.9:</p> <p>Without limiting the generality of the foregoing, supporting documentation may include any or all of the following:</p> <ul style="list-style-type: none"> • Archeological Assessment • Built Heritage Impacts • Conceptual Stormwater Management Plan • Cultural Heritage Impact Analysis • Environmental Impact Study (E.I.S.) • Geotechnical Report • Hydrogeological Report • Land Use Compatibility • Natural Hazards • Noise Analysis • Odours, Dust and Nuisance Impacts • Planning Justification Report • Record of Site Conditions (RSC) • Servicing Report • Topographic Survey • Traffic Impact Study • Tree Survey and Preservation Plan • Vibration Analysis

Current Policy Language	Rationale for Change	Proposed Language
<p>8.2.8 SITE PLAN CONTROL 8.2.8.1 SCOPE</p> <p>To ensure a high standard of development and to provide appropriate protection to adjacent uses, the entire Municipality shall be deemed to be a site plan control area. Within this area, development as defined by the Planning Act shall be subject to site plan control. A site plan control by-law shall be adopted by the Municipality which specifies the lands and type of development for which site plan approval shall be required.</p>	<p>-Reflect changes to site plan control under the <u>Planning Act</u> under provincial legislation.</p>	<p>Amend the Section as follows:</p> <p>To ensure a high standard of development and to provide appropriate protection to adjacent uses, the entire Municipality shall be deemed to be a site plan control area. Within this area, development as defined by the Planning Act (not including low-density residential uses and agricultural uses) shall be subject to site plan control including agricultural-related uses, on-farm diversified uses, and commercial greenhouses. A site plan control by-law shall be adopted by the Municipality which specifies the lands and type of development for which site plan approval shall be required. The Municipality shall, as a condition of site plan approval, require the design of facilities having regard for accessibility for persons with disabilities in accordance with the <u>Planning Act</u>. A municipality may require that an applicant provide any other information or material that the municipality considers it may need, in accordance with Section 41(3.4) of the <u>Planning Act</u>.</p>
<p>N/A</p>	<p>-Provide opportunity to identify application requirements prior to applications being filed and ensure that there is more awareness of potential issues.</p>	<p>Create the following new section:</p> <p>8.2.13 PRE-CONSULTATION Prior to filing applications for an Official Plan and/or Zoning By-law amendment, plan of subdivision or condominium, consent, minor variance or permission, or site plan control, the proponent shall arrange a pre-consultation meeting with the Municipality to review the application and identify any additional information required. The Municipality may pass a by-law requiring applicants to consult with the Municipality in accordance with the <u>Planning Act</u>.</p>
Thompson Wetland Deferral		
<p>N/A</p>		<p>Delete the following:</p> <p>Deferrals Lands comprising the Thompson Wetland located in Lot 1 and Lot 2 Concession 2, (Ekfrid) as shown on Schedule 'B', on Map 1 and Figure 2, Map 3</p>