

County of Middlesex **OFFICIAL PLAN**

PROPOSED OFFICIAL PLAN AMENDMENT No. 4

Proposed Official
Plan
Amendment No. 4
for Consultation as of
November 4, 2025





MIDDLESEX COUNTY OFFICIAL PLAN

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MUNICIPAL AFFAIRS & HOUSING
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1.0 INTRODUCTION

1.1 CONTEXT

The County of Middlesex is located in the heart of southwestern Ontario and comprises an area of approximately 284,464 hectares. The County is a federation of ~~8~~ eight local municipalities.

The County of Middlesex is located on the Treaty and Traditional Territory and Ancestral Lands of many Indigenous peoples and is covered by several Upper Canada Treaties. The County of Middlesex recognizes and celebrates the contributions of Indigenous Communities in our shared cultural heritage. The County of Middlesex is situated upon the traditional territory of the Attawandaron, Anishinabeg, Haudenosaunee, and Lunaapeewak peoples who have long standing relationships to the land, water and region of Southwestern Ontario. The local First Nation communities of this area include Chippewas of the Thames First Nation, Oneida of the Thames First Nation, Munsee-Delaware Nation, and Chippewas of Kettle and Stony Point First Nation. The County of Middlesex is ~~now~~ also home to many First Nations, Métis, and Inuit peoples and communities that have a unique relationship with the land and its resources, and continue to shape the history and economy of Middlesex County.

Middlesex County recognizes the unique role Indigenous Communities have in land use planning and development, and the contribution of Indigenous Communities' perspectives and traditional knowledge to land use planning decisions. Middlesex County recognizes the importance of consulting with Indigenous Communities on planning matters that may affect their Treaty rights and interests and seeks to build constructive, cooperative relationships through meaningful engagement to facilitate knowledge-sharing in land use planning processes, inform decision-making, and build partnerships.

Recognizing that some proposals may not neatly fit within the existing planning framework, the County supports a structured, solutions-oriented approach to policy interpretation and implementation, guided by the Provincial Planning Statement. This method ensures decisions are guided by the public interest, informed by policy objectives, and responsive to local context, while upholding transparency and procedural fairness. It emphasizes early issue identification, alignment with policy intent, consideration of process options, meaningful stakeholder engagement, and ongoing refinement. The overarching goal is to balance innovation and responsiveness with sound planning principles and regulatory integrity.

The City of London which is the largest city in southwestern Ontario, is surrounded on the west, north and east by the County. Its location as well as the amount and type of economic activity that the City generates creates a

significant impact on the County. The attractiveness of the County to many residents has resulted in development pressures. With this has come the challenges of protecting and retaining the natural and cultural environment, the agricultural community, the countryside image and the County's community spirit.

Agriculture is the predominant land use and economic foundation mainstay in the County. Consequently, the protection of the farming community and agricultural system land represent key priorities major thrusts in the policies of the County Official Plan. Integral to the preservation of the agricultural system land is the protection of the natural environment. As a predominantly rural environment the County has a wealth of healthy natural heritage features and areas including wetlands, woodlands, thickets, meadows, streams, rivers and lakes that provide essential important ecological functions that sustain native biodiversity, maintain natural water and nutrient cycles, contribute to climate change mitigation, and support agricultural land uses by providing healthy pollinators and reducing soil erosion. An ecosystem approach to planning will be used to achieve a sustainable balance between economic development and protection of the natural environment.

The County will continue to evolve as changes to the agricultural industry takes place and development pressures increase. The challenge will be to protect the agricultural system community, the natural environment and the cultural heritage of the County while fostering economic growth.

1.1.1 Provincial Context

County Council acknowledges the role of the Province of Ontario to set the legislative and policy framework for land use planning. The policies of this Official Plan have regard for matters of Provincial interest as noted in Section 2 of the Planning Act, which include:

- a) the protection of ecological systems, including natural areas, features and functions;
- b) the protection of the agricultural resources of the Province;
- c) the conservation and management 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 this 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, including affordable housing;
- k) the adequate provision of employment opportunities;
- 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 resolution of planning conflicts involving public and private interests;
- o) the protection of public health and safety;
- p) the appropriate location of growth and development;
- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- r) the promotion of built form that,
 - i. is well-designed,
 - ii. encourages a sense of place, and
 - iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

The policies of this plan are consistent with those expressed in the Provincial Planning Statement (2024). The land use planning framework is guided by a set of core principles aimed at supporting the development of complete, inclusive, and resilient communities, including:

- Promoting a sufficient supply and mix of housing to meet a full range of needs and affordability levels;
- Supporting a strong, diverse, and competitive economy;
- Directing growth to settlement areas to optimize infrastructure and protect agricultural and natural systems;
- Encouraging compact, transit-supportive development where appropriate;
- Protecting public health and safety through hazard mitigation and climate resilience;
- Recognizing and supporting the role of Indigenous communities through early and meaningful engagement; and
- These principles work together to ensure Ontario remains a prosperous, livable, and sustainable province for current and future generations.

1.2 COUNTY STRATEGY

The County of Middlesex has developed a County Strategic Plan. The Strategic Plan establishes a broad, long-term vision for the County and is structured around four strategic priorities that include goals, objectives, and outcome-based performance measures that provide the foundation for decision-making, guide resource allocation, and help ensure that all efforts are aligned with the County's long-term vision and values. ~~includes specific objectives that focus on developing goals and targets that will help ensure that the County is positioned to capitalize on future opportunities as they arise.~~

In short, the strategic priorities ~~objectives~~ established in the Middlesex County Strategic Plan as they pertain to land use planning emphasize the following goals:

- Enhance overall economic well-being and community prosperity by fostering a sustainable and thriving local economy
 - Strengthen collaboration with local municipalities and regional partners to improve economic efficiency, enhance service delivery, and support regional development in alignment with community priorities.
 - Expand and upgrade critical infrastructure to enhance resilience, efficiency, and accessibility while prioritizing sustainability and longterm cost-effectiveness.
 - Modernize the County's administrative capabilities to strengthen decision-making, improve service delivery, and achieve better community outcomes.
-
- Cultivating community vitality;
 - Connecting through infrastructure;
 - Strengthening our economy; and
 - Promoting service excellence.

Achieving the Strategic Plan objectives will require a balance between growth, the protection of the agricultural systeme land base, diversification of the housing stock, and the protection of the cultural and natural environment.

1.3 GOALS AND OBJECTIVES OF THE PLAN

The Middlesex County Official Plan (the Plan) is one tool to be used in working towards the long-term vision for the County. The County Official Plan directs and

guides the County in land use policy and physical planning on a broad basis. The County Official Plan is intended to:

- establish an upper tier policy framework that provides direction to the local municipalities in the preparation of local Official Plans and Zoning By-laws;
- set a framework for coordination and cooperation amongst the local municipalities and the County on planning and development issues that transcend municipal boundaries, and
- functions as the local Official Plan for the Village of Newbury.

The County Official Plan recognizes the planning powers and authorities vested in the local municipalities through the Planning Act and other legislation. The County Official Plan sets the policy direction for those planning matters which can better be dealt with by the local municipalities. Local Official Plans complement the County Official Plan by providing more detailed strategies, policies and land use designations for planning and development at the local level. The County Official Plan will provide the framework for this more detailed planning by the local municipalities.

The Village of Newbury has chosen to incorporate their local Official Plan as a chapter within the County Official Plan. Section 3.4 and the associated Schedule G contain land use policies specific to the Village of Newbury. These policies provide detailed guidance for physical growth and development and were established collectively with the Village of Newbury. This local Official Plan conforms with and is complementary to the broad County-wide objectives and policies.

Both the local municipalities that maintain freestanding separate Official Plans as well as the Village of Newbury, which has incorporated their Official Plan into the County Official Plan, are collectively referred to as local official plans.

1.4 BASIS OF THE PLAN

The County Official Plan has been prepared and updated based on a compilation of technical background information and input from County Council, the Planning Advisory Committee, local municipalities and the public.

1.5 ORGANIZATION AND APPROACH

Sections 2 through 5 and Schedules A, B, C, D, E, F and G constitute the Middlesex County Official Plan.

The County Official Plan is organized into five sections and appendices:

- **Section 1: Introduction**, contains the purpose of the County Official Plan and the context, approach and basis in which it was prepared and does not

form part of the Plan;

- **Section 2: Policy Framework**, describes the basis and long-term strategy for County policies. It is divided into three theme areas, which are interrelated and must be read in total in order to understand the objectives of the County Strategy. The policies of this Section apply to the County as a whole;
- **Section 3: Detailed Land Use Policies**, provides detailed policies for each land use designation as shown on Schedule A;
- **Section 4: Implementation** describes the mechanisms to implement the policies of Sections 2 and 3;
- **Section 5: Interpretation** indicates how the policies and schedules are to be interpreted; and
- **Appendices**: provides the Glossary of Terms, and Population Projections.

1.6 PLANNING PERIOD

The designation of land and the population and employment projections are based on the 20 to 30-25-year period from 2026-2056 ~~2021-2046~~. Actual population, housing and employment increases will be monitored on an ongoing basis with the projected population being redefined in conjunction with the 5-year review of the County Official Plan. The County Official Plan identifies a policy framework to address issues beyond this period on the assumption that the agricultural land base and significant natural features and ecological functions will continue to be maintained for future generations.



2.0 POLICY FRAMEWORK

2.1 INTRODUCTION

The Policy Framework is intended to provide policies which are applicable to all land use designations and which provide direction for the implementation of the Detailed Land Use Policies in Section 3.0 of this Plan. The Policy Framework will ensure the conservation of cultural heritage resources and that the agricultural land base and all of the various elements of the natural environment are identified and considered within a functional ecosystem context when land use changes and development decisions are considered. The policy framework should be considered in conjunction with the information identified on the Schedules.

The purpose of this Section of the County Official Plan is to reinforce the value of integrating land use issues, including resource management, with the Natural Heritage System in order to develop an ecological systems-based approach to planning which will enable development to proceed within the County on an environmentally sustainable basis - so that the needs of today will not compromise the ability of future generations to meet their own needs.

An ecological systems-based approach means a comprehensive approach to Natural Heritage System planning that considers the importance of maintaining and protecting natural heritage features and areas in the environment (such as woodlands, wetlands and watercourses) ecological functions of the environment (such as water storage and water quality enhancement by wetlands, winter deer yards provided by cedar woodlands, amphibian breeding habitat in ephemeral forest ponds, etc.) and ecological interactions that occur over varying scales of time and space (such as animal predation and herbivory, the daily, seasonal and long term movement patterns of plants and animals, and the role of ecological disturbance mechanisms such as fire, wind, water and disease).

The ecological system-based approach recognizes land use decisions made in one area will have impacts in other areas over time and space. For example, the removal of a forest at the headwaters of a stream will impact the stream and the creatures within it by increasing sedimentation (as a result of increased erosion as the trees anchoring the soils are removed); by changing the volume and pattern of stream flow (the hydrology) and perhaps its thermal regime; and by decreasing food sources (vegetative material): all of which may change the composition of the aquatic communities, including the fish component.

Many years of agricultural settlement, aggregate resource extraction, clearing of forests, draining of wetlands, recreational area development and urban development have introduced significant changes to the natural ecological systems of the County. The effects of development have contributed to

degraded aquatic communities, flooding and erosion, deteriorating water quality, the loss of forests, thickets, wetlands, and open habitats important to sustaining the County's native biodiversity. Given the importance of functional inter-connections within and between ecosystems and the historic impacts of development, it is reasonable that a holistic approach to long-range land use planning be taken in developing the County Official Plan.

In taking a holistic approach it must be recognized that ecosystems do not respect municipal boundaries and hence management on an ecosystem basis necessarily requires coordination and cooperation amongst municipalities, both within the County and outside. For example, the Thames River has its headwaters in Oxford and Perth Counties and its mouth in the Municipality of Chatham-Kent. Consequently, the state of the Thames River in Middlesex County is dependent upon activities in Oxford and Perth Counties. Similarly, the state of the Thames River in Chatham-Kent is a result of activities in Middlesex County, as well as in Oxford and Perth. The intent of the County Official Plan is therefore to establish the policy framework in support of the necessary co-ordination of land use and planning activities, both within and outside the County.

The Natural Heritage System identified on Schedule C are important parts of the natural environment and need to be identified in order for the policy framework outline in this Plan to have meaning.

The features identified on Schedule C generally preclude development and represent a range of ecosystem elements which have been consolidated from a number of existing sources. Information obtained from the Middlesex Natural Heritage System Study (MNHS) 2014 was the primary source for the ecosystem elements mapped on Schedule C. The MNHSS assessed the natural heritage features and areas and ecological functions of the County at a landscape level and identified all woodland, wetland, thicket, meadow and water body areas that met one or more specific landscape criteria to be of County significance.

Schedule C features may preclude development because there is an interest in protecting Natural Heritage System features and areas and ecological functions from incompatible development. The County Official Plan policies associated with Schedule C features encourage that the importance and ecological context of the feature be considered when land use changes and development decisions are considered.

2.2 RESOURCE MANAGEMENT

The County recognizes the importance of the protection, conservation and sustainable utilization of natural resources to the continuation of economic growth and development. An integrated approach to land use planning is intended to protect the quality of the natural environment and conserve those

natural resources necessary for future economic growth, on a sustainable basis. Environmental Resource Management themes underlay economic activity in the County and therefore are discussed first in the Policy Framework Section.

The general approach to Resource Management outlined in these policies is supported by the Schedules of this Plan and by more detailed policies and schedules in the Official Plans of the local municipalities.

2.2.1 Natural Environment

2.2.1.1 Introduction

The County's Natural Environment includes the following elements which, while listed separately for convenience, are inter-connected and functionally interdependent:

- Natural Hazards
 - steep and unstable slope hazards
 - erosion hazards
 - unstable soils
 - fill regulated areas
 - flood-regulated watercourses and flooding hazards associated floodplains
- Natural Heritage System
 - woodlands
 - thickets
 - meadows
 - wetlands
 - watercourses and water bodies
 - connected vegetation features
 - significant wildlife habitat
 - significant valleylands
 - aquatic ecosystems including fish habitat
 - habitat supporting Species at Risk
 - areas of natural & scientific interest (ANSI's)
- Groundwater Features
 - significant groundwater recharge areas
 - highly vulnerable aquifers
 - well head protection areas

Areas of Natural and Scientific Interest (ANSI) are elements of the County's Natural Environment and are described as follows:

- Skunk's Misery Area is a core area forest in the south west part of the County

and generally located in Lots 17 to 26 Ranges I and II and Concessions I and II in the former Township of Mosa which is now a part of the Municipality of Southwest Middlesex.

- Ausable River Area is a large forested and ravine area in the northwest part of the County generally located in the Broken Front Concession between County Roads 12 & 18 in the former Township of West Williams which is now a part of the Municipality of North Middlesex.
- Thames River Area is a river valley in the south part of the former Township of Ekfrid which is now a part of Municipality of Southwest Middlesex generally located in Lots 6 to 13, Range IV South and Range V South.
- Komoka Area is situated along the Thames River valley south of the settlement areas of Komoka and Kilworth, generally located in Lots 1, 2, A, AE and (OE), Concessions 1, 2 & 3 in the former Townships of Lobo and Delaware which are now a part of the ~~Township~~ Municipality of Middlesex Centre.
- Dorchester Swamp Area is a large Carolinian forest area in the south east part of the County in the former Township of North Dorchester which is now a part of the Municipality of Thames Centre, generally located in Lots 9 to 16, Concessions B and I (SRT).
- The Mud Lakes area is a part of the Municipality of Thames Centre, generally located in Lots 22 and 23, Concession II SRT and in Lots 16, 17, 18, Concessions II and III SRT.
- The Elgin Field Area is a part of the Municipality of Middlesex Centre, generally located in Lots 13 to 23, Concessions XIV, XV, and XVI (former London Township).

The elements of the Natural Environment contribute to healthy ecosystems that support ecological features and functions and sustain native biodiversity and support sustainable agriculture.

The ecological connection among these elements is best illustrated by a watershed and it is at this level of analysis that the functional elements are best understood. Taken together, these elements contribute to healthy communities, agricultural lands and Natural Heritage System across the County. The maintenance of the Natural Environment requires that the ecological functions and processes which created and now sustain it are also maintained and where necessary, rehabilitated or enhanced. The conditions necessary to sustain these ecological functions and processes provide the context for the evaluation of land uses and development proposals and the formulation of specific land use controls.

The policy framework for the Natural Environment is based on:

- a) identifying a Natural Heritage System;
- b) protection and sustainment of the Natural Environment by avoiding, minimizing, and mitigating the impact of permitted development;
- c) recognizing connections between the Natural Environment and natural heritage systems in other jurisdictions;
- d) partnerships with local municipalities, public and private agencies, interested property owners and the public;
- e) protection of agricultural lands and supporting sustainable agricultural practices; and
- f) protection of public health and safety within hazard lands.

2.2.1.2 General Policies

Identify, protect, maintain and encourage rehabilitation of the Natural Environment and coordinate with neighbouring municipalities and Indigenous Communities the planning and management of those elements of the Natural Environment which are shared with the County.

Local municipalities shall identify Provincial, County and locally significant elements of the Natural Environment in their official plans and secondary plans and develop policies to ensure their protection, maintenance and where necessary, rehabilitation.

Where the private landowner is not satisfied regarding the identified elements of the Natural Environment on a property, a re-evaluation may be undertaken by a landowner through the completion and approval of a Development Assessment Report.

New development shall be directed away from the Natural Environment wherever possible in accordance with the Provincial Policy Planning Statement, Conservation Authorities Act, Endangered Species Act, Fisheries Act and other relevant Federal or Provincial Legislation.

Where elements of the Natural Environment are held in private ownership, there is no requirement that the lands shall be made available for public use nor is there any obligation on the part of the County or local municipality to purchase the identified lands.

The County shall promote rehabilitation of stream valleys, banks and steep slopes wherever possible, to reduce flooding and excessive soil erosion, to improve ecological linkage and to enhance water quality and thereby to improve aquatic and wildlife habitat.

The County supports the protection of existing woodlands and will continue to enforce the County Woodlands Conservation By-law.

The County encourages local municipalities to enact site alteration by-laws that regulate the placing or dumping of fill, the removal of topsoil, site alteration and the alteration of the grade of the land.

Significant groundwater recharge areas, well head protection areas and highly vulnerable aquifers will be protected as a means of protecting groundwater and surface water from degradation. When reviewing development applications, and preparing official plans and zoning by-laws, local municipalities shall utilize information and mapping found in the Thames Sydenham & Region, Kettle Creek, and Ausable-Bayfield Source Protections Plans, as applicable. The Source Protection Areas within the County of Middlesex are shown in Schedule F to this Plan.

The boundaries and extent of the specific elements of the Natural Heritage System on Schedule C are approximate. Refinements to boundaries may occur through environmental evaluations such as a Development Assessment Report (DAR) in consultation with the ~~Province Ministry of Northern Development, Mines, Natural Resources and Forestry~~, the Conservation Authority having jurisdiction and the County. Changes to the boundaries as a result of more detailed analysis shall not require an amendment to the County Official Plan.

Development applications within or adjacent to the Natural Environment shall require submission of a Development Assessment Report (DAR).

If local municipalities require a Development Assessment Report or equivalent impact assessment document, as part of their approval process, the County will waive its requirement, provided the impact assessment submitted to the local municipality meets the County's requirements as set out below.

The Development Assessment Report shall be undertaken to a professional standard and approved by the County. The DAR shall address the following:

- a) Description of the development;
- b) Description of Natural Hazards, Natural Heritage System Features and their ecological functions;
- c) Identification of Potential Impacts; and

- d) Identification and Recommendation of appropriate Protection and Mitigation Measures.

The detailed content required for a Development Assessment Report is provided in 'A Guideline for Development Assessment Reports' available through the County of Middlesex.

Approval of the Development Assessment Report shall rest with the County in consultation with the Conservation Authority having jurisdiction and the Province. Where the DAR or its equivalent is prepared as part of the local municipality approval process, the local municipality, is the approval authority and shall consult with the County, the Conservation Authority having jurisdiction and the Province.

2.2.1.3 Natural Heritage System Policies

The County's Natural Heritage System as shown on Schedule C was developed by the Middlesex Natural Heritage System Study (MNHSS) 2014. The following Natural Heritage Features make up the Natural Heritage System as shown on Schedule C:

- woodlands
- wetlands
- thickets
- meadows
- connecting vegetation
- open water

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 County's Natural Heritage System. The Natural Heritage System covers 19.7% of the study area (65,666 ha out of a total area of 333,592 ha).

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:

- 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).
- 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.

- c) ~~Significant~~ Significant Habitat of endangered species and threatened species as identified by the Province, in accordance with the Endangered Species Act, 2007,
- d) Significant Wildlife Habitat identified and evaluated in consultation with the Ministry of Northern Development, Mines, Natural Resources and Forestry.

The County recognizes that most of the County's Natural Heritage System is held in private ownership. The intent of these policies is to provide for continued private use while encouraging landowners to continue to protect and manage these lands. Encouragement can be provided by demonstrating sound environmental management of public land and through the distribution of information regarding the function and management of such features.

The County recognizes Indigenous rights and interests in relation to the Natural Heritage System including a focus on ecological restoration. In partnership with Indigenous communities, the County will develop a protocol and collaborative process for identifying, evaluating, and managing natural heritage resources that may be of interest to Indigenous communities.

The policies of this Plan seek to protect the County's entire Natural Heritage System and to maintain the ecological processes of this System that may be affected by development. Policies of this Plan 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.

This Plan does not place restrictions on normal and traditional uses within the Natural System including uses associated with agriculture or forestry (silvicultural management), or the cutting of firewood for personal use, conservation and maple syrup collection are permitted uses subject to the County's Woodlands Conservation By-law.

The Natural Heritage System as shown on Schedule C are not land use designations and are included in the County Official Plan as a means of raising the awareness of the importance of our natural environment and to assist in its protection. The use of land within and contiguous to these Features shall proceed in accordance with the underlying land use designation as shown on Schedule A.

It is the policy of the County that the Natural Heritage System shall be designated in local Official Plans and permitted uses shall generally be restricted to:

- a) existing uses, including limited expansion where it has been demonstrated

that such expansion will have no negative impact upon the natural features or their ecological functioning;

- b) agriculture uses and normal farm practices;
- c) conservation;
- d) forestry, fisheries and wildlife management;
- e) passive recreation;
- f) public parks and trails, and
- g) horticulture.

2.2.2 Agriculture

2.2.2.1 Introduction

The County is committed to the protection of agriculture for local food production as both an industry and a way of life. All of the land within the County is designated Agricultural Area save and except identified Settlement Areas on Schedule A – Land Use. Local Official Plans will identify specific land uses in greater detail. All of the Agricultural Area is determined to be Prime Agricultural Areas as defined by the Provincial Planning Policy Statement.

It is recognized that certain lands outside of settlement areas have been designated for non-agricultural use in local official plans. These lands are deemed to be non-agricultural uses in prime agricultural areas.

2.2.2.2 General Policies

Non-agriculture uses are discouraged in the Prime Agricultural areas.

Agriculture-related and on farm diversified uses shall be compatible with and not hinder, surrounding agricultural operations. Permitted agriculture-related and on-farm diversified uses shall be in accordance with the 2016 Guidelines for Permitted Uses in Ontario's Prime Agricultural Area as amended from time to time released by the Province.

Non-agricultural uses shall be encouraged to located in identified Settlement Areas, and non-residential, non-agricultural uses shall only be permitted in the Agricultural Area through an amendment to the local municipal Official Plan, supported by an Agricultural Impact Assessment, where it is demonstrated that the use will not:

- a) detract or adversely affect present and/or future agricultural operations;
- b) interfere with the viability of farm units;
- c) negatively impact the Natural Heritage System, or
- d) detract from the character of the agricultural community.

The amendment to the local municipal Official Plan shall address:

- the land does not comprise a specialty crop area;
- the proposed use complies with the Minimum Distance Separation formulae;
- there is an identified need within the planning horizon provided for in Section 1.1.2 2.1.3 of the Provincial Policy Planning Statement for additional land to accommodate the proposed use;
- alternative locations have been evaluated;
- impacts from any new or expanding non-agricultural uses on surrounding the agricultural operations system and lands are to be avoided, or where avoidance is not possible mitigated to the extent feasible, as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance;
- there are no reasonable alternative locations which avoid prime agricultural areas; and
- there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

Examples of non-agricultural uses that are at times proposed within the agricultural area include, but are not limited to, off-season vehicle storages, rural event venues, manufacturers, contractors' yards, and landscape businesses.

2.2.3 Aggregate Resources

2.2.3.1 Introduction

The policies of this Plan recognize the need to balance competing priorities for the protection of aggregate resources for future extraction and the need to protect agricultural land, the Natural Heritage System and other sensitive land uses.

The County shall identify and protect existing pits, quarries and resource

deposits in the context of other County land use planning policies.

The County, in conjunction with the Province shall ensure that as much of the mineral aggregate resources as is realistically possible is made available to supply the need, as close to market as possible; extraction is undertaken and completed in an orderly fashion; and, extraction does not have a permanent adverse impact on the Natural Heritage System or the agricultural land base. Operational impacts on residential and other sensitive land uses shall be minimized.

Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

2.2.3.2 General Policies

Aggregate and non-aggregate resources shall be recognized and managed as non-renewable resources.

Areas of aggregate resource, as identified on Schedule E, shall be protected for long-term use ~~extraction purposes.~~

Consideration of the expansion of existing extractive operations and of new aggregate extraction areas shall include an evaluation of the impact on area residents and on the Natural Heritage System including ground and surface waters. The County shall encourage mineral aggregate resource conservation, through accessory aggregate recycling facilities within operations, wherever feasible.

All licensed aggregate resource extraction operations and known areas of mineral aggregate resource potential shall be identified and protected from incompatible uses through local official plans.

In areas of significant aggregate resources and on adjacent lands, development and uses which do not preclude future resource extraction may be permitted in accordance with the underlying land use designation. All uses which would preclude or hinder access to the resource or resource extraction shall be discouraged until such time as the resource has been substantially depleted only be permitted if:

- a) resource use would not be feasible;
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.

Existing licensed mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations.

Where supporting documentation is provided that demonstrates that the aggregate resource is of secondary quality and extraction is neither practical nor economically feasible, the subject lands and adjacent lands may be used for a land use other than agriculture provided such land use conforms with the local official plan.

Extraction and processing operations shall be located in such a way to minimize the impact on the natural and social environments.

All pit and quarry operations shall be considered as an interim use and subject to a program of progressive rehabilitation as specified in the Provincial Planning Policy Statement, the Aggregate Resources Act and its regulations, and in the license for the property.

In accordance with Policy 2.2.2.1 all land within the County's agricultural area is determined to be within the Prime Agricultural Area. Aggregate extraction is only permitted in the Agricultural Area as an interim use where impacts from any new or expanding operation on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance. In addition, the site will be rehabilitated back to an agricultural condition in which substantially the same areas and same average soil capability for agriculture are restored. Complete rehabilitation back to an agricultural condition is not required if:

- a) the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and
 - b) Agricultural rehabilitation in remaining areas is maximized.
-
- ~~a) Outside of specialty crop areas, there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;~~
 - ~~b) In a specialty crop area, there is a substantial quantity of high quality mineral aggregate resources below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;~~

~~e) Other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to through 7 soils lands, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Classes 1, 2 and 3 lands; and~~

Wayside Pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

2.2.3.3 New Pits and Quarries

Prior to making a decision on an amendment to a local official plan or zoning by-law to permit a new extractive use, or to allow the expansion of an existing extractive use, the local municipality shall consult with the County, the Conservation Authority and the Province to ensure that the effects on any Natural Heritage System are properly considered. Consultation may include studies related to ground and surface water impacts, noise and dust impacts and other matters that may affect the natural environment and adjacent residents.

Local municipalities shall include policies in their official plans to address the impact of new pits and quarries. Such policies shall address:

- visual impact;
- proximity to residential uses;
- impact on Natural Heritage System;
- impact on Cultural Heritage Resources (known and potential); and
- site rehabilitation.

In considering applications to permit new pits and quarries, local municipalities shall be satisfied that the following are addressed:

- a) the impact on adjacent land uses and residents;
- b) the impact on the natural environment;

- c) the impact on cultural heritage resources (known and potential resources);
- d) the capabilities of the subject land for agriculture and other land uses;
- e) the impact on the road network;
- f) the impact on any existing or potential municipal water supply resource areas;
- g) the manner in which the operation will be carried out;
- h) the nature of rehabilitation work that is proposed; and
- i) any other matters deemed necessary by the local municipality or the County.

2.2.3.4 Site Plan Requirements

It is the policy of this Plan that an application for a license to operate a sand or gravel pit or quarry shall be accompanied by a Site Plan under the Aggregate Resources Act to be submitted to the County, the local municipality and the Ministry of Northern Development, Mines, Natural Resources and Forestry. The Site Plan shall deal with those matters specified by the Province.

2.2.4 Minerals and Petroleum Resources

2.2.4.1 Introduction

Throughout Middlesex County there is a potential for the exploration, discovery and production of petroleum deposits. A number of areas of petroleum production also currently exist.

While activities associated with petroleum resources rarely involve Planning Act controls, the policies of this Plan address the issue of new development encroaching on known deposits and existing producing well areas. Petroleum resource operations shall be identified and protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

2.2.4.2 Setback Provisions

New development shall be setback 75 m from existing wells; this setback being equivalent to the setback required under the Oil, Gas and Salt Resources Act for new wells from existing development.

Where development or activities are ~~is~~ proposed adjacent to or above pools or deposits, the Province shall be consulted regarding measures to allow possible future access for resource production purposes. Development and activities above deposits or on adjacent lands which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.

2.2.4.3 Locational Criteria

Petroleum exploration and production under the Oil, Gas and Salt Resources Act is a permitted activity anywhere within the County, except in Settlement Areas.

Should the Natural Heritage System affect potential petroleum activities the Province shall be consulted regarding mechanisms to evaluate the value of competing resources and ensure that if drilling occurs there is minimal policy conflict.

2.2.4.4 Rehabilitation Requirements

Well and well-site clean up and rehabilitation is required under the Oil, Gas and Salt Resources Act. Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation shall be undertaken wherever feasible. The Province shall be consulted should existing or future land use designations and zoning patterns conflict with required well and well-site rehabilitation measures.

2.2.4.5 Mineral and Petroleum Resource Hazard Policies

Development on, abutting or adjacent to lands affected by former mineral resource operations will be permitted only if rehabilitation measures to address and mitigate known hazards are underway or have been completed.

Known contaminated sites and any contaminated sites discovered during the planning or implementing of a development proposal will be restored assessed and remediated as necessary, per Ontario's Environmental Protection Act prior to any activity associated with a development proposal continuing.

Any planned development within 1,000 metres of a mine hazard (AMIS) site requires consultation with the Ministry of Energy and Mines by the municipality through the Southern Ontario Regional Land Use Geologist.

2.2.5 Cultural Heritage & Archaeology

This Plan recognizes the importance of cultural heritage resources within the County. Therefore, the County Official Plan encourages the identification of cultural heritage resources at both the county and local level.

All new development permitted by the land-use policies and designations of the County Official Plan shall conserve cultural heritage resources, including when undertaking public works, and shall incorporate these resources into any new development plans. Local official plans shall include policies requiring technical cultural heritage studies (e.g., archaeological assessment, heritage impact assessment and/or conservation plan) to be prepared by a qualified professional whenever a development and/or site alteration has the potential to impact a protected heritage property or for development and site alteration adjacent to a protected heritage property or on adjacent lands to those properties. In addition, all new development will be planned in a manner which conserves preserves and enhances the context in which cultural heritage resources are situated. The rights and interests of Indigenous Communities shall be considered in conserving cultural heritage and archaeological resources.

Development or site alteration is not permitted on lands with archaeological resources or areas of archaeological potential, unless the significant resources have been conserved.

The rights and interests of Indigenous Communities shall be considered in conserving cultural heritage and archaeological resources. In partnership with Indigenous communities, the County will develop a protocol and collaborative process for identifying, evaluating, and protecting cultural heritage resources that may be of interest to Indigenous communities.

Council shall not permit development and site alteration on land adjacent to a protected heritage property except where the proposed development and site alteration has been assessed and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.3 GROWTH MANAGEMENT

2.3.1 Introduction

Growth Management is the second theme area of the County Official Plan Policy

Framework. It recognizes that the County will experience population and employment growth and redistribution over the planning period. This growth is important to the residents and to the future of the County and its constituent municipalities. Growth must be managed to minimize adverse impacts on the Natural Heritage System and agriculture and be phased to coincide with the availability of appropriate types and levels of services. The County's Growth Management framework acknowledges that population and employment growth will occur over the planning horizon. To ensure it is sustainable, growth must be carefully managed to minimize impacts on the Natural Heritage and Natural Hazard System, the Agricultural System, and coordinated with the timely provision of appropriate infrastructure and services.

These principles are critical to supporting long-term environmental protection, agricultural viability, and the efficient delivery of municipal services. Settlement area boundary expansions must be considered within this broader context to ensure responsible, well-planned growth and to support the achievement of complete communities.

The Growth Management policy framework recognizes the need to provide for some growth in each local municipality. Settlement Areas have been established in keeping with the Resource Management and Physical Services and Utilities policies established in Sections 2.2 and 2.4. These priorities are essential for the long-term protection of the Natural Heritage System and Agricultural System and the logical provision of services.

The Growth Management Hierarchy outlined in Section 2.3.2 is designed to provide opportunities for environmentally responsible growth which avoids conflicts with natural heritage features and hazards and the agricultural community. The Hierarchy also attempts to provide a degree of lifestyle choice to the residents of Middlesex County. Consequently, different levels of growth are anticipated in different areas of the County.

Urban development is the focus for future population growth. The County shall direct the majority of growth to designated settlement areas, in accordance with the Growth Management Hierarchy. In agricultural areas, development by consent will be limited and shall only take place in accordance with the consent policies set out in Section 4.5.3.

In order to provide guidance in the implementation of the Growth Management policy framework, the following Growth Management Hierarchy has been established. The hierarchy builds on the framework of existing towns, villages, and hamlet communities. It is intended to promote healthy, diverse communities where County residents can live, work and enjoy recreational opportunities. In addition, the Hierarchy recognizes that growth will require investment in infrastructure. Every attempt should be made to make efficient use of existing infrastructure while creating and/or protecting opportunities for future

infrastructure needs, as established in Settlement Capability Studies completed in support of establishing the extent of Settlement Areas in local Official Plans. Whenever possible future development should proceed based on the provision of full municipal services. In all cases the amount, location and timing of development shall be dictated by the nature and availability of services necessary to support that development.

To support the coordination of growth management and infrastructure planning, local municipalities are encouraged to establish servicing capacity allocation policies. These policies should guide the allocation and, where appropriate, reallocation of available system capacity to ensure infrastructure is used efficiently and growth is directed to appropriate locations.

2.3.2 Growth Management Hierarchy

The Growth Management Hierarchy shall consist of the following types of Settlement Areas:

Urban Areas

- a) Ailsa Craig
- b) Dorchester
- c) Glencoe
- d) Granton
- e) Ilderton
- f) Komoka
- g) Kilworth
- h) Lucan
- i) Mount Brydges
- j) Newbury
- k) Parkhill
- l) Strathroy
- m) Thorndale

Community Areas

- a) Arva
- b) Delaware
- c) Dorchester
- d) Kerwood
- e) Thorndale
- f) Melbourne
- g) Nairn
- h) Wardsville

Hamlets in Agricultural Areas

- a) Appin
- b) Avon
- c) Adelaide
- d) Ballymote
- e) Birr
- f) Brinsley
- g) Bryanston
- h) Cairngorm
- i) Campbellvale
- j) Carlisle
- k) Clandeboye
- l) Corbett
- m) Crampton
- n) Denfield
- o) Gladstone
- p) Greenway
- q) Harrietsville
- r) Hungry Hollow
- s) Lieury
- t) Lobo
- u) McGillivray
- v) Melbourne
- w) Melrose
- x) Middlemiss
- y) Mount Carmel
- z) Napier
- aa) Nilestown
- bb) Poplar Hill / Coldstream
- cc) Pratt Siding
- dd) Putnam
- ee) Waubuno
- ff) Welburn
- gg) West Delaware
- hh) Sylvan

Identification of a Settlement Area shall be in accordance with the following criteria:

- a) **Urban Areas** shall demonstrate the potential to accommodate future growth through population projections and must either have full municipal services or demonstrate the potential to provide full municipal services, through a master servicing component of Settlement Capability Study and/or completion of an Environmental Assessment (EA), pursuant to the Environmental Assessment Act.

- b) **Community Areas** shall demonstrate the potential to accommodate future growth through population projections, must currently serve a community function and must demonstrate the potential to provide a level of service necessary to support future growth through a master servicing component of a Settlement Capability Study and/or completion of an Environmental Assessment (EA) pursuant to the Environmental Assessment Act.
- c) **Hamlets in Agricultural Areas**, in the context of the Growth Management Hierarchy shall include locally designated hamlets and Rural Employment Lands not identified as Urban Areas or Community Areas. It is assumed that municipal services will not be provided in these areas and therefore future growth shall be commensurate with that level of service. Individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development provided site conditions are suitable for the long-term provision of such services with no negative impacts. Rural Employment Lands in accordance with Policy 2.3.4 shall be considered hamlets for the purpose of the growth management hierarchy.

It is the goal of this Plan that future development within settlement areas proceed on the basis of full municipal services. Other methods of servicing (partial services) may be permitted on an interim basis where:

- a) they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or,
- b) within settlement areas, to allow infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Advancement within the Growth Management Hierarchy of this Plan, in keeping with the criteria established above, shall not require an amendment to this Plan unless such advancement is deemed to alter the County Growth Management Strategy or the settlement area boundary.

2.3.3 Forecasting Growth

In order to establish a basis for designating sufficient land area for future growth, determining housing needs, determining future transportation requirements, and establishing priorities for municipal infrastructure in the County, population projections have been prepared for the planning period. These projections are intended to be used by the County and local municipalities as a guideline for managing growth and will be monitored throughout the planning period. It is not the intention of this plan that the population projections presented in Appendix B be incorporated into local Official Plans; however, when local Official Plans

are updated or when applications which propose significant additional growth are considered, the projections presented in Appendix B should be used as a guideline for future growth and development.

The population projections were prepared for a 30-year period based on the Ministry of Finance's Fall 2024 Population Projections as per the policies of the Provincial Planning Statement. While four population growth scenarios were prepared at the County level, the Medium-High growth scenario reflects the Ministry of Finance Fall 2024 Population Projections. Under this scenario, the County's population is forecasted to increase from 81,700 in 2021 to 151,500 by 2056, which represents an annual growth rate of 1.8%. This would result in a housing growth rate of 2.0%.

In accordance with the Provincial Planning Statement, which permits a planning horizon of 20 to 30-years, local municipal councils have the discretion to determine the appropriate planning horizon for their respective Official Plans, within this range. The chosen horizon shall reflect local context, growth expectations, and infrastructure planning considerations.

The population projection range includes three growth scenarios (Low, Reference and High).

- Under the Low Scenario, the County's population is forecast to increase from 74,000 in 2016 to 96,300 in 2046, which represents an annual population growth rate of 0.9%. This would result in a housing growth rate of 1.3% annually.
- Under the Reference Scenario, the County's population is forecast to increase to 107,600 by 2046, representing an annual growth rate of 1.3%. This would result in a housing growth rate of 1.7% annually.
- Under the High Scenario, the County's population is forecast to increase to 115,000 by 2046, representing an annual growth rate of 1.5%. This would result in a housing growth rate of 1.9% annually.

Detailed projections for the County and for each local municipality are included in Appendix B.

Changes to the population projections will not require an amendment to the County Official Plan.

Given that the projections are influenced by many factors external to the County, prudence should be exercised when assessing specific development proposals in the context of these projections.

It is the intention of this Plan to ensure that adequate lands be available to accommodate the projected growth but that over commitments that would waste

land and resources be avoided. Effective phasing of growth will be required to make the best use of existing infrastructure as well as ensure the logical extension of services in the future.

The County works with local municipalities to closely monitor the residential, commercial and employment industrial land supply so as to ensure that sufficient supply is designated in local official plans to accommodate the anticipated growth in the County over the planning period. It is the intention of this Plan to use the population projections presented in Appendix B as a guide to the County's future growth and development. If over the planning period, a local municipality cannot absorb the population projections outlined, nothing in this Plan shall restrict other municipalities from accommodating that growth, provided the appropriate services can be provided.

2.3.4 Economic Development

Economic development is an important component of the County's Growth Management policy framework. Many long-term goals and objectives including those identified in the County's Strategic Plan depend on economic activity and the opportunity for residents to live and work in the County.

Agriculture has been an economic mainstay in the County for many years and will continue to evolve as changes to the agricultural industry take place. In this time of change it is important that the County develop diversity in its economic base. The policies of this Plan are intended to protect the agricultural community while fostering new economic development opportunities. Through the policies of this Plan the County will;

- a) monitor the supply of employment land to ensure that a sufficient supply is available throughout the County and particularly in those municipalities with access to provincial highways and major arterial roads;
- b) cooperate with local municipalities, the business community and other agencies to ensure that employment centres are served by modern infrastructure systems including road, rail, and telecommunications networks;
- c) encourage local municipalities to provide a balanced mix of housing to ensure a sufficient labour force and reduce the need for commuting;
- d) encourage local municipalities to promote a high standard of urban design by prioritizing principles such as pedestrianization, compact form, mixed-use, high quality functional public space that include natural and built features, accessibility and universal design, to create healthy vibrant communities which attract investment;

- e) support local municipalities to promote economic development opportunities adjacent to Provincial 400 series highways where justified through an amendment to the local official plan;
- f) support the retention and creation of accessible educational, health, recreational, cultural and religious facilities to ensure that the County's communities are provided with those opportunities that facilitate growth and well-being. Such facilities provide a vital role in small communities and add economic vitality and a sense of place and community where quality of life is considered a major attraction for growth and development;
- g) seek economic reconciliation and collaboration with Indigenous communities to see mutual benefits as Middlesex County's economy grows;
- h) support opportunities to create a stronger and sustainable agricultural sector including the local agri-food system, including access to healthy and affordable food;
- i) support broadband and mobile network infrastructure within the County as a means to support hybrid and remote workers and encourage future employment opportunities including home-based businesses, self-employment, attraction of new businesses (particularly those within the creative and knowledge economies) and ensuring the commercial viability of existing businesses particularly within our towns, villages and hamlets. The County supports the provision of reliable, consistent, high quality and affordable telecommunications throughout the County;
- j) support home occupations within the agricultural areas that are secondary to the principal use of the property, subject to zoning, as a means of supplementing farm incomes and providing services in agricultural areas. Home occupations, in accordance with Section 3.3.6, include small home occupations conducted from the main residence with employment normally limited to the occupants of the property – examples include bed and breakfast, day care, hairdresser, and professional services;
- k) support small scale farm businesses, agriculture-related, agri-tourism and on-farm diversified uses ~~that are small scale businesses~~ that provide value-retaining and value-adding products from the farm subject to zoning – examples include: cottage wineries; value-added processing or packing; sales outlets for agricultural products produced primarily on the farm; seed cleaning, pick-your-own, catch-your-own operations;
- l) require municipalities to designate up to a 25 at least 20 years, but no more than 30-years supply of employment lands, informed by provincial guidance, providing for a mix of employment opportunities and address land use compatibility by providing an appropriate transition to sensitive land uses;

- m) regularly update a municipal inventory of employment lands (~~industrial and commercial~~) to facilitate time sensitive responses to potential investors on the availability of suitable sites;
- n) encourage, where possible, multi-modal access to employment lands including public transit, walking and cycling trails;
- o) encourage municipalities to designate Rural Employment Lands to accommodate industrial, manufacturing, and creative rural economy uses that typically require a larger building, larger lot, or outdoor storage area than is appropriate within the County's rural agricultural context. Rural Employment Lands are intended to provide locations for business activities that may be better served by sites outside urban areas. These uses often require separation from sensitive land uses to ensure compatibility and minimize off site adverse impacts. Examples include: truck stops, warehousing, transport terminals, visitor information centres and vehicle refueling centres,

Rural Employment Lands shall be for industrial and limited commercial uses which do not use significant amounts of water in their operations, and which do not produce significant amounts of effluent, consistent with rural servicing levels which rely on private water and sanitary sewage systems;

- p) encourage Municipalities to promote the development of small and medium format multi-tenanted commercial and industrial facilities, and flexible use space options to meet the needs of small-sized businesses (particularly those with 10 or fewer employees);
- q) encourage, if municipal properties are deemed surplus or if they are underutilized, Municipalities to designate and zone the land for their potential to be re-purposed. An example could be the repurposing of institutional properties by permitting a multi-tenanted facility with shared workspaces which could serve as incubators for new business. It is acknowledged that surplus municipal properties ~~may also be candidates for other re-purposes including for~~ will be first considered for affordable housing projects;
- r) encourage a vibrant, dynamic arts and culture community that contributes to the growth, prosperity and vibrancy of the County. Arts, Culture and Tourism adds to the uniqueness of the County and provides significant and vital contributions, both directly and indirectly, to economic development, quality of place, community sustainability and tourism;
- s) promote the development of agri-tourism and work with local municipalities and agricultural representatives to explore options for the development of local agri-tourism, including identifying strengths, unique local attributes, opportunities, and potential links with value-added agriculture, local foods,

potential new product markets, local heritage, recreation opportunities, farm vacation enterprises, and natural heritage and identifying the facilities, infrastructure, and resources necessary to support an agri-tourism industry. The development of agri-tourism must not interfere with agricultural operations;

- t) acknowledge quality of place and cultural heritage as necessary for retaining existing and attracting new residents, entrepreneurs, skilled labour, and business; and
- u) require that local municipalities support strong urban design and revitalization that considers affordable housing where needed in downtown cores as a means of enhancing the quality of place.

2.3.4.1 Employment Areas

An employment area is generally a cluster of employment uses, such as traditional business parks for manufacturing, warehousing and goods movement, research and development in connection with manufacturing, associated retail and office uses, and ancillary facilities. Local municipalities shall protect and preserve employment areas for current and future use through detailed policies in their Official Plan. On lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines. This protection serves to maintain a supply of suitable locations for these types of land uses and to protect them from the encroachment of sensitive land uses. Larger setback distances and mitigation measures may be required between sensitive land uses and employment areas in accordance with Provincial guidelines.

Local municipalities shall assess and update employment areas identified in official plans to ensure that this designation is appropriate to the planned function of the employment areas.

The conversion of employment lands to non-employment uses negatively impacts the local economy by eroding the supply of designated employment lands, by potentially fragmenting the existing employment land supply, and by introducing potentially conflicting land uses within employment areas. The need to preserve employment areas for current and future uses must however recognize that under some circumstances a conversion may be justified. When considering such conversions through an amendment to the local official plan a comprehensive review, the following evaluation criteria are to be used:

- there is an identified need for the conversion and the land is not required for employment purposes over the long term;

- the proposed uses would not adversely affect the overall viability of the employment area;
- existing or planned infrastructure and public service facilities are available to accommodate the proposed uses;
- the site is located outside of or on the fringe of a designated employment area or otherwise isolated from surrounding designated employment lands;
- ~~the site is surrounded by non-employment land designations on at least three sides;~~
- the conversion would not create incompatible land uses and would not negatively affect employment lands in the area;
- the conversion would be consistent / supportive of County and local municipal policy planning objectives and would not contravene any County and local municipal planning objectives;
- the site offers limited market choice for employment development due to size, configuration, or physical conditions;
- the site does not offer potential future expansion of existing or neighbouring employment lands; and
- the site is not identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation.

2.3.4.2 Regionally Significant Employment Areas

Regionally Significant Employment Areas are large, fully serviced, contiguous tracts of land that may be established to attract large scale industry that will have regional benefits. These areas are intended for clusters of business and economic activity where significant future business and job growth will occur and will provide centralized locations for businesses to locate near each other. Uses may range from traditional manufacturing, warehousing, goods movement, knowledge and innovation, and associated ancillary retail and office uses.

The County will support local municipalities to identify Regionally Significant Employment Areas. A local municipality will lead the process to identify and establish a Regionally Significant Employment Area, subject to the policies of this Plan and in consultation with the County. The identification of such areas shall be supported by appropriate planning justification and reflect alignment with County and Provincial policy objectives. Final designation shall be implemented through an amendment to the local Official Plan, including mapping on the applicable land use schedule.

The identification of a Regionally Significant Employment Area shall address:

- a) Consider the following key location criteria when identifying Regionally Significant Employment Areas:
 - i. Provincial Highways, County roads and connectivity between

- transportation infrastructure;
 - ii. Rail infrastructure;
 - iii. Transit; and
 - iv. Identifying areas of sufficient size to support economic opportunities.
 - b) Whether the area is designated on the basis of the availability of full municipal services that are planned or available, regardless of whether it is within a Settlement Area boundary;
 - c) Whether matters pertaining to land use compatibility can be achieved, including a 300 metre separation distance from sensitive land uses; and
 - d) Whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.

2.3.5 General Policies

The policies of this Plan are intended to promote complete communities that are diverse, healthy and have a sense of place for all people. Lifestyle choice, economic vitality and protection of the natural environment and cultural heritage resources are important components of the Growth Management policies.

The policies are structured to ensure that the local municipalities have adequate opportunity to plan for growth while recognizing the need to: protect agricultural land and natural resources; prevent land use conflicts; and provide services commensurate with the level of growth anticipated.

Growth shall be directed to the Settlement Areas noted in Section 2.3.2 Growth Management Hierarchy and conceptually identified on Schedule A. Local municipalities shall define the limits of Settlement Areas in their official plans.

Local municipalities shall develop Growth Management Strategies and Settlement Capability Studies as parts of their official plans to rationalize the type, amount, location and timing of growth and development and to establish the basis for the provision of the services and the necessary infrastructure.

An amendment to the local municipal Official Plan will be required to facilitate the expansion or identification of a designated Settlement Area. Prior to the identification of a new Settlement Area or the expansion of the limits of an existing Settlement Area, the applicant shall provide the necessary background information to justify the new or expanded Settlement Area, in addition to the requirements listed in Section 2.3.6 of this Plan. This information must address:

Prior to the identification of a new Settlement Area or the expansion of the limits of an existing Settlement Area, the local municipality shall prepare a Comprehensive Review including, the appropriate background information

necessary to justify the new or expanded Settlement Area boundary. The background information should address:

- a) population and employment projections;
 - b) demonstrate that 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 identified planning horizon;
 - c) intensification and redevelopment capabilities;
 - d) impact on the Natural Heritage System, aggregate, mineral and petroleum resources, and agriculture;
 - e) demonstrate that 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;
 - f) in prime agricultural areas;
 - the lands do not comprise specialty areas;
 - alternative locations have been evaluated and there are no reasonable alternatives that avoid prime agricultural lands and there are no reasonable alternative locations on lower priority agricultural lands in prime agricultural areas; and
 - the new or expanding settlement area is in compliance with the minimum distance formulae.
 - g) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.
- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses, including an analysis of alternative growth directions to identify the most suitable approach for accommodating future development;
 - b) whether the proposal reflects a logical integration with local servicing master plans, including confirmation of the financial viability of expanding infrastructure and public service facilities to the new or expanded settlement area;
 - c) whether to conduct an options analysis reviewing alternative growth directions to determine how best to accommodate future development;
 - d) whether the proposed expansion or new settlement area will adversely impact or undermine achieving the County's intensification and redevelopment targets;

- e) whether there are potential impacts on the Natural Heritage System as a result of the expansion and that there will be no negative impacts on the system's ecological features and functions;
- f) whether the applicable lands comprise specialty crop areas;
- g) the evaluation of alternative locations which avoid prime agricultural areas and where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands;
- h) whether the new or expanded settlement area complies with the minimum distance separation formulae;
- i) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- j) the new or expanded settlement area serves as a continuous and logical expansion to the existing built-up area and provides for the phased progression of urban development.

The population, housing, and employment forecasts in Appendix B of this Plan, along with the most recent Census data, shall form the basis for the determination of land needs.

Where full municipal services are planned or available, the use of private or communal wastewater treatment systems, including package treatment plants, shall be prohibited. All development within the new or expanded settlement area shall be required to connect to the municipal wastewater and water system to ensure long-term servicing efficiency, environmental protection, and public health.

Local municipalities, through their official plans or secondary plans, shall prepare detailed policies to guide redevelopment of areas in transition or land that is under utilized.

Local official plans will promote the creation of resilient communities. As such, development applications should be reviewed with respect to anticipated impacts that may result both on and from a changing climate. Matters to be promoted include compact urban form and green energy opportunities.

Development adjacent to or in proximity of a Provincial Highway may be subject to Ministry of Transportation permits and permit requirements pursuant to the Public Transportation and Highway Improvement Act.

2.3.6 Settlement Capability Study

A Settlement Capability Study shall be prepared as part of an amendment to the local official plan ~~Comprehensive Review~~ in support of the expansion of existing Settlement Areas. Expansion is deemed to be development beyond the

Settlement Area boundary, established in the local official plan, as of the date of passing of this Plan. The Settlement Capability Study shall be completed to the satisfaction of the County in consultation with the Province and shall include the following:

- a) an analysis of the hydrology and hydrogeology of the area to determine the capability of surface and groundwater resources to provide sufficient quantity and quality of water supply on a sustainable basis;
- b) an assessment of the impact of future development on existing groundwater quantity and quality and on existing sources of drinking water, including municipal, communal and private wells;
- c) an assessment of the long-term sustainability of the soil, hydrologic and hydrogeologic conditions to accept sewage effluent;
- d) an identification of any existing restrictions to future development;
- e) an assessment of surface drainage;
- f) an assessment of the impact of new growth on the Natural Heritage and Natural Hazard System;
- g) an assessment of traffic and transportation services and needs;
- h) an assessment of the existing servicing systems and their condition; and
- i) an assessment of impacts to agriculture, such as an agricultural impact assessment or similar.

2.3.7 Housing Policies

It is the policy of the County to require local municipalities to provide an appropriate range and mix of housing options and densities to meet the social, health, economic and wellbeing requirements of current and future residents.

Housing market pressures, changing demographics and the local labour market are altering the demand for housing type and density of residential developments. In response to these realities, the County and local municipalities shall:

- a) permit and facilitate an appropriate range and mix of housing options that meet the long-term needs of people of all incomes. The County establishes the following targets:
 - 10 percent of new housing units be Affordable Rental Housing

- 15 percent of new housing units be Affordable and Attainable Ownership Housing
- 10 percent of new housing units be purpose-built rental units
- 25 percent of new housing units be in the form of multiple units or apartment dwellings.

The County will, in collaboration with local municipalities, monitor the supply, range, and affordability of housing within the County to assess progress toward achieving the housing targets established in this Plan. The County may implement a housing monitoring program that tracks the number, type, tenure, and affordability of new housing units on an annual basis, utilizing data from building permits, development approvals, and other relevant sources.

- b) permit and facilitate all Additional Needs Housing options required to meet the social, health, economic and wellbeing requirements of current and future residents.
- c) remove references to minimum separation distances for group homes, boarding or rooming houses and Additional Needs Housing; and permit shared housing in all areas where residential dwellings are permitted.
- d) prioritize intensification and permit and facilitate all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use and new housing options within existing built-up area.
- e) require that intensification and redevelopment occur within Settlement Areas, where an appropriate level of physical services is or will be available in the immediate foreseeable future and subject to the policies of Section 2.3.6. The County establishes that a target of 15 percent of development occur by way of intensification and redevelopment.
- f) promote densities for new housing which efficiently use land, resources, and optimize existing and planned infrastructure, public service facilities, support the use of active transportation, and are transit-supportive, as appropriate.
- g) for all residential developments of 10 or more units, proponents shall demonstrate how market-based housing needs including attainability and affordability have been addressed. In doing so, proponents shall:

- i. demonstrate how the proposed development contributes to a range and mix of housing options that support residents of varying income levels and life stages;
- ii. consider opportunities to incorporate affordable and attainable housing units within the development, consistent with the definitions and targets established by this Plan; and
- iii. provide supporting documentation, such as a housing rationale or market needs assessment, to the satisfaction of the approval authority.

County Council will encourage the use of municipally owned land deemed surplus, which have been deemed appropriate for residential uses at or below market value for the development of affordable and/or supportive housing before considering the land and/or buildings for other uses.

The County will prioritize planning approvals for Affordable Rental Housing and Affordable and Attainable Ownership Housing. Local municipalities are also encouraged to prioritize planning approvals for Affordable Rental Housing and Affordable and Attainable Ownership Housing.

The County and local municipalities will take a coordinated, integrated and comprehensive approach to planning for housing with the City of London, as the Service Manager, and with other orders of government, to address the full range of housing options including affordable housing needs and addressing homelessness.

~~It is the policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County. These policies may be elaborated upon within local municipal official plans.~~

~~The County supports:~~

- ~~a) intensification and redevelopment, primarily within Settlement Areas, and in other areas where an appropriate level of physical services is or will be available in the immediately foreseeable future and subject to the policies of Section 2.3.6. In this regard, the County will require that 15 percent of all development occur by way of intensification and redevelopment;~~
- ~~b) the provision of alternative forms of housing for special needs groups, where possible;~~
- ~~c) the maintenance and improvement of the existing housing stock. This shall~~

be encouraged through local maintenance and occupancy standards by laws;

- d) the utilization of available programs and/or funding, if any, from applicable levels of government for assisted housing for households, including those with special needs, as well as programs to rehabilitate older residential areas; and
- e) housing accessible to lower and moderate income households in accordance with the Middlesex County Homeless Prevention and Housing Plan. In this regard the County will require that 20 percent of all housing be affordable.

The County is undertaking an 'Attainable Housing Review' that will examine the Housing Continuum, identify gaps in the provision of housing and corresponding strategies for attainable housing with an emphasis on the factors that can be locally influenced, and develop wording, in plain language, that summarizes the housing issues and options for the public so that they can gain access to information and services related to housing. County Council shall consider the recommendations of the 'Attainable Housing Review' and determine any resultant changes that may be necessary to the Official Plan.

In addition, the following policies shall apply:

- Councils of the local municipalities are encouraged to keep a housing inventory outlining the mix of housing by both type and tenure to reinforce the County housing policies.
- In the preparation of local official plans, Councils of local municipalities shall include policies and designations to implement the policies of this Plan, and the following:
 - i) appropriate criteria for intensification and redevelopment including site plan provisions, locational and land use compatibility criteria;
 - ii) policies to permit the conversion of larger single detached dwellings into multiple units;
 - iii) policies to preserve, improve, rehabilitate or redevelop older residential areas;
 - iv) policies to permit, wherever appropriate, individual lot intensification, such as additional residential units, where health, safety, servicing and other reasonable standards or criteria can be met;
 - v) policies that promote the reduction of greenhouse gas emissions, improvements in air quality, promotion of compact form, use of green

infrastructure and development that maximizes energy efficiency and conservation including the use of alternative and renewable energy sources;

- vi) policies not permitting development within hazard lands as defined and regulated by the conservation authorities; and
- vii) policies that encourage and prioritize a pedestrian and mixed-use focus, connectivity and access to green space in new development.
- viii) policies that define Affordable Rental Housing and Affordable and Attainable Ownership Housing that are consistent with the definition in this Plan within one year.

2.3.7.1 Adequate Supply of Land and Lots

To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents, the County will require local municipalities to:

- a) maintain at all times at least a 15-year supply of land designated and available for residential development, redevelopment, and residential intensification and;
- b) maintain at all times where new development is to occur, land with municipal servicing capacity to provide at least a 3-year supply of residential units through lands suitably zoned to facilitate residential intensification and redevelopment, including units in draft approved or registered plans of subdivision.

It is the goal of the County ~~that to maintain~~ at least a 3-year supply of lots suitably zoned to facilitate residential development in draft approved and registered plans of subdivision ~~lots be maintained~~, based on the consumption rates of the local municipalities. The County shall, in conjunction with the review of the County Official Plan, review the supply of vacant lots identified for residential development in draft approved and registered plans of subdivision and infill lots.

Every local municipality shall provide to the County, at least every five years, a summary of the supply of vacant land designated for future residential development to allow the County to ensure that at least a fifteen year supply of land designated for future residential development is maintained, based on the most recent population projections.

The County will, in co-operation with the local municipalities, monitor the consumption rates of residential lands and residential growth.

2.3.7.2 Number, Range and Mix of Housing Units

Based on population forecasts, the County could see an annual housing growth rate of 2.0% in the range of 1.3% to 1.9% to the year 2056 ~~2046~~, representing 425 to 685 approximately 850 new housing units per year. Responding to household composition trends, the average persons per unit levels for the County are forecast to decline, from 2.78 in 2021 to 2.61 in 2056 ~~2.75 in 2046 to 2.43 in 2046~~. Detailed household projections ranges for the County and for each local municipality are included in Appendix B.

~~The mix of unit types and tenure shall be established by the local municipalities through their official plans. In the interim the following policies shall guide County Council and local Councils.~~

Local municipalities shall include policies in local official plans that will encourage a range of housing types, housing densities and housing options to meet the needs of their share of current and future County residents and to support affordable, accessible and equitable housing.

County Council encourages innovative housing and subdivision design and servicing standards as a means of reducing housing costs. This could include policies that permit zero-lot-line housing, small self-contained studio suites, or flex housing.

The County will permit prefabricated or portable manufactured housing units which meet the Ontario Building Code and/or Canadian Standards Association (CSA) Standards subject to policies of this Plan and the local official plan.

The County encourages local municipalities to adopt policies that: support prefabricated or portable manufactured housing units; encourage or require all new single detached units to be suite-ready; encourage additional units in condominiums, sometimes referred to as lock-off suites.

Local municipalities must ~~develop~~ adopt affordable housing targets that are generally consistent with, or greater than, the County's targets. ~~which provides the opportunity for housing accessible to lower and moderate income households.~~

2.3.7.3 Intensification and Redevelopment

The County and local municipalities shall support opportunities to increase the supply of housing options and compact built form through intensification and redevelopment in appropriate locations, taking into account municipal services, transportation and environmental considerations. Housing intensification and redevelopment shall include, but not be limited to:

- a) the conversion of single detached dwellings, in appropriate locations, into multiple residential units;
- b) permitting more diverse housing options (duplexes, triplexes and townhouses) in traditionally single-detached neighbourhoods;
- c) reducing minimum lot size and setback requirements;
- d) encouraging vertical mixed-use developments combining residential, retail and office spaces;
- e) the creation of new residential units on vacant or underdeveloped lands through infilling in Settlement Areas;
- f) the creation of residential units above compatible commercial uses; supporting the conversion of underutilized commercial or industrial buildings into residential or mixed-use developments;
- g) accessory apartments / additional residential units; and
- h) boarding and lodging houses. permitting housing options that cater to diverse household types, including shared accommodations.

County Council shall encourage residential intensification and redevelopment in areas designated for residential use which comply with the following criteria:

- the physical potential of the existing building stock or sites can accommodate the identified forms of residential intensification;
- current land and / or surrounding land uses do not pose an adverse impact on human health;
- the existing or planned physical services can support new households in the area; and
- physical compatibility with the existing built form;

Local official plans shall consider site specific characteristics for neighbourhood compatibility in order to address matters related to the physical character of redevelopment projects. Such matters as including minimum densities, building height, lot coverage and parking, should be addressed in local official plans to guide the approval of zoning, site plans, and/or minor variances which occur as a result of intensification and redevelopment projects.

2.3.7.4 Additional Residential Units – Settlement Areas

The development of additional residential units shall be permitted as a means of increasing the diversity and stock of rental and ~~affordable~~ housing ~~options~~, creating opportunities for aging in place, and providing homeowners with additional sources of income.

Additional residential units shall be permitted within Settlement Areas ~~with full municipal water and sewage services~~ as follows:

- a) The use of up to three residential units in a detached dwelling, semi-detached dwelling or rowhouse; or
- b) The use of two residential units in a detached dwelling, semi-detached dwelling, rowhouse, and a residential unit in a building or structure ancillary to a detached dwelling, semi-detached dwelling or rowhouse.

For additional clarity, the intent of this policy is to allow up to a total of three residential units per lot, which includes the ~~primary principal~~ dwelling unit, on properties in Settlement Areas ~~with full municipal water and sewage services~~.

Local municipal official plans and zoning by-laws shall address the following:

- a) the Building Code, Fire Code and all other Provincial, County, and Municipal standards,
- b) confirmation of adequate water and wastewater servicing.
- c) the provision of adequate access, including emergency access,
- d) that the additional residential unit(s) be clearly subordinate in scale and function to the ~~primary principal~~ unit, and
- e) not be permitted within hazard lands as defined and regulated by conservation authorities.

~~Specific to the creation of additional residential units outside of settlement areas, such uses shall be grouped with the primary dwelling, shall meet Minimum Distance Separation formulae, and shall be 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.~~

Notwithstanding this policy, on a parcel of urban residential land as defined by the Planning Act, local municipalities may permit more than two Additional Residential Units within a detached dwelling, semi-detached dwelling, rowhouse or building ancillary to a detached dwelling, semi-detached dwelling or rowhouse in locations deemed appropriate by Council(s).

Garden suites, granny flats, and ~~tiny homes~~ or trailers are considered temporary uses and evaluated as such.

2.3.7.5 Additional Residential Units – Agricultural Areas

The development of Additional Residential Units (ARUs) outside of settlement areas shall be encouraged, where appropriate, as a means to increase the diversity and availability of housing options while maintaining agricultural character, avoiding off-site impacts on surrounding agricultural operations and minimizing land taken out of agricultural production.

Where a residential dwelling is permitted on a lot outside of settlement areas, up to two additional residential units shall be permitted, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling. For additional clarity, the intent of this policy is to allow up to a total of three residential units per lot, which includes the principal dwelling unit, in Agricultural Areas.

Local municipal official plans and zoning by-laws shall address the following:

- a) A maximum of two Additional Residential Units (ARUs) may be permitted on a lot outside of settlement areas, provided the lot is zoned to allow residential uses. These may consist of either two ARUs within or attached to the principal dwelling, or one ARU within or attached to the principal dwelling and one located in an accessory building.
- b) To mitigate potential impacts on surrounding agricultural operations and to minimize the amount of land removed from agricultural production, an Additional Residential Unit (ARU) located in an accessory building shall be clearly secondary and subordinate to the principal dwelling, and situated no more than 30 metres (98 feet) from the principal dwelling. The floor area of an ARU in an accessory building shall be based on the size of the principal dwelling as follows:
 - Where the principal dwelling has a ground floor area of 1500 square feet (139 m²) or less, the ARU shall not exceed 75% of the gross floor area of the principal dwelling.
 - Where the principal dwelling has a ground floor area greater than 1500 square feet (139 m²), the ARU shall not exceed 75% of the gross floor area of the principal dwelling, to a maximum of 1,300 square feet (120 m²), whichever is less.

Notwithstanding the above, local zoning by-laws may establish more restrictive provisions regarding the maximum allowable floor area or separation distance of ARUs located in accessory buildings.

- c) An Additional Residential Unit in an accessory building shall be located in a rear or interior side yard and shall be located within the established residential area on the lot that is generally comprised of the principal dwelling and accessory structures, outdoor amenity space, the driveway and on-site services.
- d) An Additional Residential Unit shall use the same driveway as the principal dwelling and sufficient parking areas for occupant use and emergency services shall be provided.
- e) Where a temporary use by-law exists to authorize two single detached dwellings on a property for a specified period of time, applications to convert the older dwelling to an Additional Residential Unit will not be permitted.
- f) The conversion of a principal dwelling on a lot to an Additional Residential Unit as a means to construct a larger dwelling on the lot shall only be permitted subject to the following criteria:
 - i. The existing dwelling shall have a ground floor area not exceeding 1500 square feet (140 square metres) at the time of application;
 - ii. A new principal dwelling may be constructed on the same lot, provided that its gross floor area does not exceed 200 percent of the ground floor area of the existing dwelling to be converted to an ARU;
 - iii. The proposal shall demonstrate that the existing dwelling is capable of being converted to an ARU in compliance with the Building Code, Fire Code and all other Provincial, County, and Municipal standards; and
 - iv. All other applicable policies of this Plan relating to location, servicing, access, and compatibility shall continue to apply.
- g) Where a dwelling is proposed to be severed from an agricultural lot as a surplus farm dwelling, in accordance with the policies of Section 4.5.3.4 a), any associated additional residential unit(s) and related services shall be fully contained on the proposed lot with the surplus farm dwelling.
- h) The colocation of water and wastewater services is preferred. Where colocation of services is not feasible, a nitrate study from a qualified professional shall be submitted to confirm nitrate levels from the second system will not exceed acceptable levels, in accordance with provincial guidelines. A well and septic evaluation from a qualified professional shall be required to demonstrate that the on-site water supply and septic system are adequate to serve the Additional Residential Unit, to the satisfaction of the local municipality.

- i) An Additional Residential Unit shall meet Minimum Distance Separation (MDS) requirements and, to the extent feasible, should not be located closer to a neighbouring livestock operation than the existing principal dwelling unit.
- j) Additional Residential Units shall generally not be permitted where a lot or dwelling already contains other accessory residential dwellings (garden suites) and/or uses, including: a group home, boarding or lodging house; or a home occupation that is characterized by higher occupancy, such as a bed and breakfast, a farm vacation, short term rental, or other similar use. Notwithstanding this, Additional Residential Units shall be permitted on a lot in addition to farm worker housing.
- k) An Additional Residential Unit shall not be permitted within hazard lands as defined and regulated by the Conservation Authorities.
- l) Local Municipalities may establish a process for converting existing temporary Garden Suites to Additional Residential Units, consistent with provincial guidelines.

2.3.7.6 Implementation

The County shall, within its legislative authority:

- support increased residential densities, adequate land supply and residential intensification and redevelopment; and
- support new and innovative planning and servicing standards.

2.3.8 Settlement Areas

The local municipality shall have the primary responsibility for detailed planning policy within the Settlement Areas, and those locally designated hamlets which form part of the Agricultural Area, as shown on Schedule A.

Urban Areas and Community Areas shall be the focus for future growth including residential, commercial and industrial development. These areas are characterized by a range of land uses and have full services or where warranted, partial services, as described in Section 2.3.2. Designated Hamlets in Agricultural Areas may accommodate a limited amount of the anticipated County growth and development.

Local municipalities shall plan Settlement Areas to support the development of Complete Communities with a Compact Built Form, mixed-use development, and a diverse range of Housing Options—including housing that is affordable,

accessible, and equitable.

2.3.8.1 Urban Areas

Urban Areas either provide or demonstrate a strong potential to provide full municipal services. Urban Areas have the highest concentration and intensity of land uses in the County. Urban Areas are the focus for future growth and are expected to accommodate a significant portion of the projected growth over the planning period.

~~New development shall be fully serviced by municipal or communal water and sewage disposal systems.~~

Where there is substantial vacant land between the built-up area and the Urban Area boundary, the local municipality shall ensure that development proceeds in a logical, phased manner. New development should proceed in an integrated, complete and compact form. Local municipalities shall adopt zoning standards that promote higher density within Urban Areas.

Proposals to expand the boundary of an Urban Area as included in the local official plan shall require an amendment to the local Official Plan in accordance with Section 2.3.5 comprehensive review and may require an amendment to the County Official Plan if such expansion is deemed to alter the County's Growth Management Strategy.

2.3.8.2 Community Areas

Community Areas are intended to serve the surrounding Agricultural Areas as well as provide an alternative to city or Urban Area living. Community Areas serve a community function but provide a more limited range of land uses and activities than in Urban Areas. The concentration and intensity of development is intended to be lower than in Urban Areas.

While Community Areas are intended to accommodate a portion of the County's future growth, certain Community Areas may experience more or less growth because of servicing, environmental and/or economic circumstances.

New development in Community Areas is intended to take place on municipal or communal services; however, in areas where new development is proposed and municipal or communal services are not currently available or will not be available in the immediate future, development may proceed on other than full municipal services, on an interim basis, where provided for in a master servicing strategy component of a Settlement Capability Study or Environmental Assessment pursuant to the Environmental Assessment Act. Such development should not preclude the efficient use of land should full services become

available in the future and all servicing studies shall consider all servicing options.

In considering development applications in Community Areas, the local municipality shall ensure that the character of the Community Area and cultural heritage resources of the area is protected.

Infilling, rounding out or minor extensions of existing development in Community Areas may be permitted; however, expansion of the boundary of the Community Area shall require an amendment comprehensive review to the local official plan in accordance with Section 2.3.5.

2.3.8.3 Hamlets in Agricultural Areas

Within the Agricultural Area there are existing designated hamlets that are not Urban or Community Areas. These hamlets may have the potential to accommodate some future development.

Infilling, rounding out and minor extensions of these existing hamlets may be permitted subject to the provision of the appropriate types and levels of servicing. Impacts on the surrounding agricultural system and its contiguous characteristic are to be avoided, or where avoidance is not possible, minimized and mitigated to ensure the long-term economic prosperity and productive capacity of the agri-food network. A Settlement Capability Study may be required depending on the scale of development proposed. New lots shall generally be created through the consent process.

2.3.9 Agricultural Area Policies

Agriculture is a cornerstone of Middlesex County's economy, culture, and rural identity. The County is committed to protecting and promoting agriculture not only as an essential industry, but as a way of life that supports local food production, the creative rural economy, and long-term economic sustainability. The County recognizes the importance of comprehensive planning for the agricultural land base and the agri-food network that together form the Agricultural System.

The Agricultural System supports the viability of agricultural operations, ensures access to agri-supportive services and infrastructure, and fosters a strong and resilient agri-food sector. The policies of this Plan are intended to protect the agricultural system by limiting the introduction of uses that are incompatible with normal farm practices, such as non-farm residential and other sensitive land uses.

Agriculture is the cornerstone of the County's economy and culture. A significant portion of the County's land base is farmed and the diversity of agricultural products is amongst the best in Ontario. Urbanization has however, created

conflicts in the agricultural area and continues to encroach on prime agricultural land.

The policies of this Plan are intended to affirm that agriculture is a predominant activity in the County and that local food production is a priority. Non-agricultural activities will be closely scrutinized and directed to Settlement Areas unless the activity is agriculturally related or an on-farm diversified use and a location in proximity to agriculture is necessary.

The Agricultural Area comprises all lands not designated Settlement Area.

The primary use of land in the Agricultural Area shall be agriculture, agriculture-related uses and on-farm diversified uses in accordance with Section 3.3.5, provided they are consistent with the Guidelines on Permitted Uses in Prime Agricultural Areas.

Agriculture-related uses shall be directed to Settlement Areas except where they are essential to the functioning of agriculture, are consistent with the Guidelines on Permitted Uses in Prime Agricultural Areas, require a location in close proximity to agriculture or would cause conflicts in Settlement Areas.

Consents shall be, considered in accordance with the policies of outlined in Section 4.5.3.4.

Temporary or permanent residential units for farm labour are permitted if grouped with the existing farm buildings. Consents will not be permitted for farm labour lots. The County encourages local municipalities to include policies in their local official plan addressing considerations including demonstration of need, minimizing the loss of agricultural land, building size, adequacy of services, access, and Minimum Distance Separation.

Fragmentation of farm holdings is discouraged.

2.3.10 Natural Heritage Features

The County of Middlesex is characterized by a rich diversity of environmental attributes including wetlands, Areas of Natural and Scientific Interest (ANSI's), significant woodlands, river systems, and fish and wildlife habitats. In order to protect, maintain, and where necessary rehabilitate, natural features and ecological functions for existing and future residents of the County, the Natural Heritage System policies address the appropriateness of development and restrict development to locations which do not adversely affect the sustainability of these Natural Heritage System features and their ecological functions.

The Natural Heritage System shown on Schedule C identify lands that have significant natural heritage features and ecological functions which should be

considered when development proposals are reviewed. The Natural Heritage Features shown on Schedule C have been consolidated from existing information sources and are derived from the Middlesex Natural Heritage Systems Study (MNHSS) 2014.

Features which make up the Natural Heritage System shown on Schedule C include the following:

- woodlands
- wetlands
- thickets
- meadows
- connecting vegetation
- open water

When an application for development within a Natural Heritage Feature, or on the adjacent lands located within 120 metres of a Natural Heritage Feature, the appropriate Conservation Authority and the Province shall be consulted. It should be noted that the 120 metres does not apply to Habitat of Endangered or Threatened Species, where the adjacent lands are identified in the regulations of the Endangered Species Act, and may be larger than 120 metres.

The applicant will be required to submit a suitable Development Assessment Report in accordance with the policies of Section 2.2.1. The report shall address protection of the Natural Heritage System and show how existing and potential hazards shall be accommodated in a manner consistent with resource management practices and applicable provincial policies.

Development and site alteration shall not be permitted within the following Natural Heritage System features:

- Provincially Significant Wetlands;
- Fish Habitat except in accordance with provincial and federal requirements; and
- Habitat of Endangered Species and Threatened Species, except in accordance with provincial and federal requirements

Development and site alteration shall not be permitted within the following Natural Heritage System features unless it has been demonstrated that there will be no negative impacts on the Natural Heritage System features or their ecological functions:

- Significant Woodlands;
- Significant Valleylands;

- Significant Wildlife Habitat;
- Significant Areas of Natural and Scientific Interest; and
- Significant Vegetation Groups and significant Vegetation Patches as defined in the Middlesex Natural Heritage Systems Study (MNHSS) 2014.

Development and site alteration may be permitted on lands adjacent, within 120 metres, to the Natural Heritage System if it does not result in any of the following:

- a) a loss of ecological functions;
- b) subsequent demand for future development which will negatively impact on existing ecological functions of the Natural Heritage System;
- c) conflict with existing site specific Natural Heritage System management practices; or
- d) negatively impact ecological linkage functions which exist within adjacent lands.

In Settlement Areas protection of Natural Heritage System features and ecological functions shall include a vegetation protection zone.

Where development is proposed within 120 metres of a Provincially Significant Wetland or wetlands greater than two hectares in size a hydrogeological assessment shall be completed to the satisfaction of the conservation authority. Where development is proposed within 30 metres of locally significant wetlands a hydrogeological assessment shall be completed to the satisfaction of the local municipality and/or conservation authority.

Where new development is proposed on a site part of which is identified as a Natural Heritage Feature in the Plan, then such Feature shall not necessarily be acceptable as part of the dedication for park purposes required under the Planning Act. Where an open water course is dedicated to the municipality adequate space shall be provided for maintenance operations.

2.3.11 Natural Hazards Policies

The County of Middlesex is characterized by a wide array of terrestrial and aquatic environments, some of which include areas considered to be Natural Hazards and pose a risk to human health and safety or infrastructure if the land is developed. Natural Hazards include steep slopes, unstable slopes, erosion hazards, unstable soils, fill-regulated areas and flood-regulated watercourses and flooded hazards associated floodplains. These lands are often also

associated with the Natural Environment.

Certain lands within the County are subject to Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits, or any successor thereto, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation issued by the Province. The Regulation Limit represents a compilation of various information including engineered floodplain mapping, estimated floodplain mapping and erosion hazards. The general location of the Natural Hazards are conceptually shown on Schedule D. The limits of the Natural Hazards on Schedule D are subject to adjustment and may be updated without an amendment to the Official Plan.

The respective Conservation Authorities should be consulted for details. Development in a regulated area or the straightening, changing, diverting or interfering in any way with the existing channel or a river, creek, stream, watercourse or changing or interfering with a wetland shall require permission from the applicable Conservation Authority.

It is the policy of this Plan to direct development and site alteration to areas outside of Natural Hazards to reduce potential risks to public health or safety or of property damage. Uses may be permitted in Natural Hazards provided that the specified land use designation or site is not considered hazardous to life or property due to conditions such as unstable ground or soil, erosion, or possible flooding and subject to approval of the conservation authority. Notwithstanding, institutional uses, essential emergency services and uses associated with the disposal, manufacturing, treatment or storage of hazardous substances are prohibited in Natural Hazards.

The County also requires local municipalities enact zoning by-laws that impose appropriate setbacks from Natural Hazards, based on the kind, extent and severity of existing and potential hazard to public safety and infrastructure. Special consideration may be given to agriculture-related buildings, to maintain the long term viability of existing agricultural operations, without compromising the safety of such buildings or their occupants.

The Province has directed that planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards and extreme weather events.

In the County a "one-zone" concept for floodplain management will generally be used; however, other floodplain management options will be permitted.

Where more detailed shoreline, floodplain, hazard, slope or wetland mapping exists this mapping shall be used in the preparation of local official plans and zoning by-laws. Where new development is proposed and detailed mapping is not available, the proponent may be required to produce the necessary

mapping.

It should be noted that all watercourses in the County have associated hazards and may be subject to land use restrictions. Development located wholly or within proximity of Natural Hazards shall be subject to the requirements of the conservation authorities.

Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may however be permitted on lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with a wildland fire assessment and mitigation plan, consistent with mitigation measures identified by the Ministry of Natural Resources.

2.3.12 Human Made Hazards

Contaminated lands pose a threat to a public health, ecological health and the natural environment. Often potentially contaminated properties, such as brownfield sites, pose an excellent opportunity for redevelopment and intensification, if they are properly remediated to ensure that there will be no adverse effects.

The County encourages the remediation and redevelopment of contaminated or potentially contaminated sites, in accordance with provincial regulations and procedures. Development shall not occur on potentially contaminated or known contaminated lands, until the necessary studies, remediation work and other measures to mitigate known or suspected hazards have been completed.

Where development is proposed in an area with a historic use that may have resulted in site contamination, or is adjacent to known or potentially contaminated site, proponents shall undertake Environmental Site Assessments (ESAs), to determine whether contamination exists and determine appropriate remediation requirements so that there will be no adverse effects.

A record of site condition shall be required where a change of land use is proposed to a more sensitive use.

2.4 PHYSICAL SERVICE & UTILITIES

2.4.1 Introduction

Physical Services and Utilities is the third theme area of the County Official Plan Policy Framework. These policies include the supply and distribution of water, the collection and disposal of sewage, the disposal of solid waste, electric power transmission lines and transportation networks. While the County only has authority over County Roads, it recognizes the importance of the other facilities

and systems to serve daily activity and future growth and development.

The policy framework for physical services and utilities focuses on ensuring that the necessary physical services and facilities are available throughout the County, in order to accommodate future growth and development, while ensuring that the provision of such services and utilities is in keeping with the policies of Resource Management and Growth Management found in Sections 2.2 and 2.3.

2.4.2 Transportation System

The Transportation System includes a network of roads, highways, bikeways and trails, sidewalks, railways and supporting infrastructure that is owned and operated by various authorities, including the Federal Government, the Province, the County, local municipalities, public and private agencies. The County encourages the development and maintenance of a sustainable, interconnected and energy efficient transportation system that supports a variety of safe transportation modes for all users.

The County recognizes the important role active transportation has in promoting opportunities for physical activity and cost effective travel for its residents and visitors alike.

The Middlesex County Official Plan supports and underpins the Middlesex County Cycling Strategy.

2.4.2.1 Transportation Hierarchy

All roads within the County can be classified as follows:

- provincial freeways and highways;
- county roads;
- municipal roads; and
- private roads

a) Provincial Freeways and Highways

Provincial Highways 401 & 402 are limited access freeways that traverse Middlesex County. They provide for the needs of high volume traffic and link the major market areas between the United States, Southern Ontario and Quebec.

Provincial Highways 4, 7, and 23 generally serve as arterial roads. Therefore,

direct private access to such highways should be avoided. Any access to such highways will require the approval of the Province.

b) County Roads

Schedule “B” of the County Official Plan shows the County Road Network, including rail lines, and describes their functional classification. The location of the County Road Network shall also be identified within the Official Plan of a local municipality.

The County Road Network, as show on Schedule ‘B’, provides for the efficient movement of traffic between provincial freeways and highways and municipal roads throughout the County and to surrounding Municipalities. There is a need to plan the transportation system, including the County Road Network in order to protect rights-of-way for future improvements and to recognize that there is a strong relationship between transportation and built form.

County roads generally function as arterial or collector roads and direct private access is controlled through By-law #5783, as amended, for the County of Middlesex. The County shall discourage development which would inhibit traffic movement along the County Road Network. The cumulative impact of individual private accesses to the County Road Network compromises the underlying function of this transportation network.

The nature of road traffic along County roads can have an impact on adjacent land uses. The volumes, speeds and types of traffic can be a nuisance especially in residential areas. On County arterial roads, where speeds and volumes are higher, mitigating measures that attenuate noise and vibration factors may be required. Incompatible land uses shall be discouraged along County arterial roads. Agricultural, industrial, commercial and open space land uses are considered to be the most appropriate land uses adjacent to arterial County roads.

Where two County arterial roads intersect, there is a higher probability of land dedication for the purpose of traffic efficiency and safety measures, such as daylight corners, traffic signalization, and roundabouts.

c) Municipal Roads

Municipal roads are under the jurisdiction of local municipalities. Based on the volumes, types and nature of the traffic, municipal roads may be classified as arterial, collector or local roads in the official plan of a local municipality. Transportation policies should be included in local official plans to protect the integrity of the transportation system and should reflect the goals and policies noted herein.

d) Private Roads

Private roads are wholly located on private property for the benefit of providing access to a single user or multiple users. Such roads remain subject to the design, construction and maintenance standards, policies and regulations of the local municipality.

As a first priority, development shall be located with frontage along a public road. Development that will result in the construction, maintenance, or use of a private road may be considered based on an evaluation of the proposal based on the following:

- site characteristics, including size, configuration, and topography;
- feasibility of alternative access solutions;
- potential impact on traffic;
- potential impact on road network;
- servicing by local emergency services; and,
- compatibility with surrounding areas.

2.4.2.2 General Policies

The County shall:

- a) Minimize conflict between local and non-local traffic by defining a hierarchy of roads within the County. This hierarchy shall support the Growth Management policies established in Section 2.3;
- b) Allocate resources to ensure the transportation system meets the needs of all road users and growth policies of the County;
- c) Encourage integration of transportation infrastructure provided by local municipalities, adjacent municipalities and the Province;
- d) Encourage the development and maintenance of an integrated transportation system that supports a variety of safe, sustainable and energy efficient modes of transportation;
- e) Review transportation corridors, in consultation with local municipalities and the Province, to determine if a change in classification is necessary. Transfer of road jurisdiction to the County shall not require an amendment to the County Official Plan. Where a municipal road is assumed by the County, such road is to be classified as a 'collector road' or an 'arterial road' within the corresponding assumption by-law;
- f) Encourage safe, convenient and visually appealing pedestrian and cycling infrastructure for all ages and abilities;

- g) Limit direct vehicular access to County Roads where access is available by a local road;
- h) Ensure that development proposals that are likely to generate a traffic impact are accompanied by an Engineering Report addressing the potential impact on the transportation system and its' users and surrounding land uses to the satisfaction of the County and the local municipality;
- i) Where an Engineer's Report completed in support of a development proposal identifies a need for transportation improvements, such improvements shall be at the expense of the development proponent;
- j) Encourage the preservation and reuse of abandoned railway corridors for a purpose that maintains the corridor's integrity and continuous linear characteristics, where feasible, including but not limited to active transportation opportunities;
- k) Ensure where possible, compatible land uses adjacent to railway corridors and rail terminal facilities. New development may be required to provide appropriate safety measures such as setbacks, intervening berms, security fencing and noise and vibration studies as outlined in Section 2.4.2.6 and satisfactory to the local municipality and in consultation with the railway authority having jurisdiction;
- l) The layout of all new residential developments shall provide a minimum of two access points to the existing or planned road network. Exceptions to this policy shall be considered if the proposed street pattern is approved by the local Municipality, ~~emergency service provider(s)~~ and the County Engineer, where applicable;
- m) Address the matter of cross boundary traffic with the City of London, adjacent Counties and municipalities by establishing a planned network of roads which considers and coordinates the road hierarchy across municipal boundaries;
- n) Ensure that all proposed access connections onto a Provincial Highway, as well as all proposed access connections along crossroads in the vicinity of a Provincial Highway or Interchange Ramp Terminal, shall be located in compliance with the Ministry of Transportation's Highway Access Management Manual requirements;
- o) Encourage consideration for accommodating the movement of agricultural equipment and machinery, as necessary;
- p) Implement the recommendations of the Middlesex County Cycling Strategy;

and

- q) Encourage greater electric vehicle usage through the provision of public and private electric vehicle charging infrastructure. Electric vehicles offer environmental, economic and energy conservation benefits and are an important component in the reduction of greenhouse gas emissions and climate change. This shall include the provision of electric vehicle charging stations within development near major roads and within development of higher density commercial, employment or residential.

2.4.2.3 County Roads Right-of-Way Widths

The following County Road minimum rights-of-way widths shall apply:

- | | | |
|----|--|-----------------------------|
| a) | Arterial roads | 36-metre right-of-way width |
| b) | Collector roads | 30-metre right-of-way width |
| c) | Arterial roads constructed to an urban standard within Settlement Areas | 30-metre right-of-way width |
| d) | Collector roads constructed to an urban standard within Settlement Areas | 26-metre right-of-way width |

Urban standard shall, in this case, be defined as a road constructed to include curbs, gutters and an underground stormwater collection system.

Where road right-of-way widths are less than those described above, the County may require, as a condition of consent as per Section 4.5.3 of the County Official Plan, the dedication of lands for road widening purposes from both the land to be severed and the lands to be retained. In addition, road widenings may be required as a condition of development pursuant to Section 4.5.1 and 4.5.2 of this Plan. Where County Road rights-of-way are less than those described, widenings may be taken equally from both sides of the road as measured from the centre line of the constructed road.

In addition to requiring road widenings to secure the minimum right-of-way widths, the County may require road widenings as a condition of development approval at County roads, turning lanes, daylighting triangles, channelization and locations for traffic control devices.

2.4.2.4 County Road Setbacks

Generally, the following minimum setbacks shall apply where a building or structure is to be erected on a lot adjacent to a County road:

- | | | |
|----|----------------|--------------------------------|
| a) | Arterial roads | 38-metres from the centre line |
|----|----------------|--------------------------------|

- | | |
|--|--|
| b) Collector roads | 33-metres from the centre line |
| c) Arterial and collector roads located within Settlement Areas and locally designated hamlets in agricultural areas | setback requirement stipulated in the local zoning by-law |
| d) Open storage on a lot which abuts or fronts on a County road | setback shall be equal to the main building setback on the lot stipulated in the local zoning by-law |

2.4.2.5 Access to County Roads

Access to any County road shall require the approval of the County Engineer and shall be subject to By-law #5783, as amended, of the County of Middlesex for access permits. The location of access driveways shall not create a traffic hazard due to concealment by a curve, grade or other visual obstructions. Access driveways shall be limited in number and designed to minimize the danger to all road users in the vicinity.

In order to maintain an effective and efficient transportation system, access to County roads shall be strictly enforced. In this regard, any new development or significant redevelopment proposed adjacent to, or in close proximity to a County road shall require the approval of the County Engineer.

2.4.2.6 Development in Proximity to Railway Operations

The Railway Association of Canada and the Federation of Canadian Municipalities prepared a Guide for New Development in Proximity to Railway Operations. The guidelines propose building setbacks, noise and vibration influence areas, security fencing and warning clause guidelines. Local municipalities will implement the Guidelines for New Development in Proximity to Railway Operations, as amended, within official plans and zoning by-laws.

2.4.3 Communication and Transmission Infrastructure

The County's ~~Strategic Plan~~ encourages the construction of scalable, equitable broadband infrastructure. The location of communication and transmission infrastructure can have a significant impact on the Natural Heritage System as well as the built environment. It is important that these facilities be designed and located to minimize negative impacts wherever possible.

2.4.3.1 General Policies

The County shall:

- a) Cooperate with local municipalities, the business community and other agencies to establish high quality electronic communication networks including fibre optics, and telecommunications;
- b) Ensure all communication corridors and transmission facilities are constructed, either above ground or underground to minimize the physical, visual and social impacts on the community and natural environment;
- c) Ensure, where possible, shared rights-of-way and/or existing transportation and utility corridors shall be used in order to reduce impacts on the community and natural environment;
- d) Ensure facilities are located to avoid the Natural Heritage System, where possible, and minimize the impact on Agricultural Areas. Where facilities must be located in these areas, consideration shall be given to the environmental implications associated with the development;
- e) Ensure that in Settlement Areas facilities are located underground or constructed with aesthetically pleasing towers;
- f) Encourage construction of facilities to be timed to minimize crop losses;
- g) Ensure the crossing of County Roads or road rights-of-way are approved by the County;
- h) Be assured that the necessary facilities will be provided in a timely fashion prior to approval of any development. The cost of extending services will be the responsibility of the developer;
- i) Ensure any odour, noise or emission from a facility or associated building or structure is mitigated to acceptable levels;
- j) Ensure soil removal in trench construction shall be carried out so that soil strata are replaced in their former order; and,
- k) Ensure surplus soils derived from trench excavation and construction debris shall be disposed of so as not to adversely impact the natural environment and in a manner acceptable to the landowner and the local municipality.
- l) Require the installation of broadband infrastructure within new developments.
- m) Protect existing pipeline infrastructure including hydrocarbon and water transmission pipelines. Proponents of development within 200 metres of a

transmission pipeline right of way (or such greater distance as may apply) shall consult early with the pipeline operator. Pipeline operators should be circulated all applications under the Planning Act respecting lands within 200 metres of a known pipeline right of way (or such greater distance as may apply). The locations of transmission pipeline rights of way should be identified in local municipal planning documents.

2.4.4 Waste Management

The County shall develop and maintain a long term waste management strategy. The waste management strategy will promote waste diversion (reduce, reuse, recycle) as well as other alternatives as part of an integrated waste management system.

2.4.4.1 General Policies

The County shall:

- a) Participate in the London/Middlesex Waste Management Plan initiatives and ensure that a full range of waste management options are addressed;
- b) Require new waste disposal facilities to proceed by way of an amendment to the County Official Plan and local official plan;
- c) Require development proposals generally within 500 metres of either an active or closed landfill site to be accompanied by a study prepared by the proponent which evaluates the presence and impact of environmental contaminants including methane gas, leachate in soils and groundwater. The study shall address any mitigation measures which may be required;
- d) Require all local official plans to identify all known closed, abandoned and active waste disposal sites. Policies for development in proximity to such sites shall also require a review of known waste disposal sites within a municipality's boundaries and those located outside but generally within 500m of a municipality's boundaries; and
- e) Cooperate with all levels of government and other agencies to promote public awareness of waste issues and innovative ways of reducing waste.
- f) Where development is proposed for approval on a non-operating waste disposal site, no use will be made of land or land covered by water which has been used for the disposal of waste within a period of twenty-five (25) years from the year in which such land ceased to be used unless the approval of the Minister of the Environment, Conservation and Parks for the proposed use has been given. Where development is proposed for approval on a non-operating waste disposal site, after twenty-five (25) years from the

year in which such land ceased to be used, a study will be required as per c) above.

2.4.5 Sanitary Sewers and Water

The County of Middlesex does not fund or maintain sanitary sewer or water systems in the County. The County does however, promote efficient and environmentally responsible development which is supportable on the basis of appropriate types and levels of water supply and sewage disposal. The County encourages new development within existing Urban Settlement Areas on the basis of full municipal water and wastewater services. Limited Development on partial services shall only be permitted in the following circumstances:

- a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
- b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- c) within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.

2.4.5.1 General Policies

The County shall:

- a) Encourage development on municipal water and sanitary sewer systems. Where local municipalities do not provide or demonstrate a strong potential to provide full municipal water and sewage treatment facilities, development other than infilling will require a Settlement Capability Study as outlined in Section 2.3.6;
- b) Encourage local municipalities with water and sanitary sewage systems to monitor treatment capacities and operational effectiveness and to provide such information to the County at least every five years;
- c) Encourage improvement of existing systems and the installation of new systems in Settlement Areas throughout the County, where technically and financially feasible;
- d) Cooperate with local municipalities, the Province and other public and/or private partners to negotiate innovative arrangements for the provision of water and sanitary sewage systems in the County;

- e) Require site specific development proposals to be accompanied by an evaluation of servicing options within the Settlement Areas. The evaluation shall address the County's preferred servicing hierarchy:
 - i) extension from existing municipal system
 - ii) extension from existing communal system
 - iii) new municipal or communal system
 - iv) individual septic systems and private wells
- f) Evaluate local municipality needs for assistance with respect to the provision of water and sanitary sewage systems in accordance with the Growth Management framework established in Section 2.3;
- g) Encourage the proper maintenance of private sewage treatment systems in the County in order to protect and improve ground and surface water quality and avoid system malfunctions and failures;
- h) Encourage the correction of failed systems;
- i) Encourage and promote the use of technological and other system improvements which may help achieve reduced volumes and/or improved quality of effluent; and
- j) Encourage local municipalities to implement suitable and economically viable methods of reducing urban storm water runoff and to improve its quality in the furtherance of the Resource Management policies of this Plan.

Any evaluation contemplating the use of a communal system must address and include a municipal commitment to a responsibility agreement in accordance with MECP Guideline D-5-2.

Local municipalities must include policies in their local official plans that require compliance with the recommended buffer separation guidelines as presented in the Ministry of the Environment, Conservation and Parks D-2 Guideline or its successor document, for compatibility between wastewater treatment facilities/sewage treatment works and sensitive land uses.

In addition, the location of all municipal / communal wastewater treatment facilities / sewage treatment works within a municipality's boundary are to be identified on Schedule(s) in local official plans and/or zoning by-laws, as well as those located outside of but generally within 400 metres of a municipality's boundary.

2.4.6 Alternative & Renewable Energy Systems

The County shall encourage the development of alternative and renewable energy systems, as a source of energy for the economic and environmental benefit of Middlesex County and the Province of Ontario. These systems significantly reduce the amount of harmful emissions to the environment when compared to conventional energy systems. The County encourages the use of wind, water, biomass, methane, solar and geothermal energy.

Alternative and Renewable Energy Systems should be designed and constructed with appropriate setbacks from sensitive land uses and cultural heritage resources to minimize impacts.

The development of alternative and renewable energy systems shall be undertaken in accordance with the following:

- a) Renewable and alternative energy systems shall be planned, designed, and constructed in a manner that avoids, or where avoidance is not possible, minimizes and mitigates adverse effects on surrounding land uses. This includes potential impacts from odour, noise, shadows and other pollutants;
- b) All proposals shall prioritize public health and safety and demonstrate how risks will be minimized through appropriate design and siting measures;
- c) Sites for large-scale renewable or alternative energy systems must be of sufficient size to provide adequate setbacks from sensitive land uses, such as residential and institutional areas, in order to minimize potential impacts and ensure public safety;
- d) New or expanded renewable energy systems shall be developed in accordance with applicable provincial guidelines, standards, and procedures, and must demonstrate:
 - i. That potential adverse environmental and land use impacts are avoided or effectively mitigated;
 - ii. That risks to public health and safety are minimized; and
 - iii. That the long-term operational and economic viability of the facility is maintained.
- e) Large-scale solar farms shall not be permitted within the Agricultural Areas designation in accordance with provincial guidelines.

2.4.7 Water Resource and Source Protection

Groundwater is a major source of water for domestic, industrial, commercial and agricultural uses in Middlesex County and it is imperative that this resource be protected in order to ensure a sustainable and safe supply to meet the current

and future needs of those residents and businesses that rely on it.

The Clean Water Act, 2006 ensures the protection of municipal drinking water supplies by outlining a risk-based process on a watershed basis to identify vulnerable areas (i.e. wellhead protection areas) and associated drinking water threats through the preparation of Assessment Reports, and develop policies and programs to eliminate or reduce the risks posed by identified drinking water threats through the preparation of Source Protection Plans. This process is otherwise known as Source Protection Planning.

The science-based Assessment Report is the technical basis upon which a Source Protection Plan is prepared. The Source Protection Plan contains policies to address the drinking water threats identified in the Assessment Report. There are three Source Protection Plans that apply within the Middlesex County: Thames Sydenham and Region Source Protection Plan; Kettle Creek Source Protection Plan; and Ausable-Bayfield Source Protection Plan. The boundaries of these Source Protection Plans as they apply to Middlesex County are identified in Schedule F to the Official Plan.

Assessment Reports and Source Protection Plans may be amended from time to time in accordance with the Clean Water Act, 2006.

The Municipalities of Middlesex Centre and Thames Centre have drinking water systems that are regulated by The Thames, Sydenham and Region Source Protection Plan, whereas all municipalities within the County rely on surface and groundwater sources for a range of applications and uses.

The following general policies will provide guidance with respect to the protection and management of groundwater resources and the implementation of Source Protection Plans. To implement Source Protection Plan policies and ensure the protection, improvement and restoration of the quality and quantity of groundwater resources, local municipalities shall amend their official plans, and where required, zoning by-laws to:

- a) promote water conservation practices, including the efficient and sustainable use of water resources;
- b) encourage stormwater management practices including low impact development that minimize stormwater volumes and contaminant loads in order to enhance water quality and quantity control,
- c) implement restrictions on development and site alteration to protect all municipal drinking water supplies and sensitive groundwater features;
- d) encourage agricultural practices that protect water resources;

- e) identify the vulnerable areas in which a significant drinking water threat could occur as specified in the applicable Source Protection Plan(s); and
- f) conform to significant drinking water threat policies and threat-specific land use policies as required by applicable Source Protection Plans(s).

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3.0 DETAILED LAND USE POLICIES

3.1 INTRODUCTION

The detailed policies of this Plan apply to the lands designated on Schedule A. These policies shall be read and interpreted in conjunction with the Policy Framework established in Section 2, the policies of Sections 4 and 5 and the Schedules.

The detailed land use policies provide specific direction for growth and development within the County. Additional policy direction is provided through the local official plans.

The following land use designations established through the policies of this Section include: Settlement Areas, and Agricultural Areas.

Any development on lands identified on Schedule A of this Plan must conform to the policies associated with the particular land use designation.

3.2 SETTLEMENT AREAS

3.2.1 Introduction

The Growth Management policies of this Plan, presented in Section 2.3, direct a significant portion of the County's future growth to Settlement Areas in order to:

- protect Agricultural Areas;
- protect the Natural Environment; and
- promote efficient use of water and sewage services.

The Settlement Area designation is comprised of two policy sections: Urban Areas, Community Areas. The criteria for establishment of Urban and Community Areas and the policy framework for these Areas are set out in Section 2.3. Detailed land use Policies related to Hamlets can be found in Section 3.3, Agricultural Areas.

The County shall direct the majority of growth to Urban and Community Settlement Areas.

3.2.2 Development Policies

New development in Settlement Areas is encouraged to proceed by Plan of

Subdivision. Development by consent will be considered only in accordance with Section 4.5.3.

A Settlement Capability Study, as outlined in Section 2.3.6, shall be prepared in support of any new development in a Settlement Area which does not provide full municipal water and sanitary sewer systems.

County Council recognizes that many Settlement Areas are surrounded by the Agricultural Areas designation. Infilling, rounding-out or minor extensions of existing development in Settlement Areas may be permitted provided that there is no major expansion of the outer limits of existing development as identified in the local official plan and subject to:

- a) the new development being serviced in accordance with accepted standards;
- b) the development complying with the Minimum Distance Separation Formulae; and
- c) alternative locations have been evaluated that do not consist of prime agricultural land or instead consist of lower priority agricultural land and impacts on agricultural operations are mitigated to the extent feasible. Evaluation of agricultural impacts shall be identified through an Agricultural Impact Assessment, or similar study, done in accordance with Provincial Guidance the criteria identified in the Guidelines for Permitted Uses in Ontario's Prime Agricultural Areas.

A Settlement Capability Study, as outlined in Section 2.3.6, is not required for these infilling, rounding-out or minor extensions.

Settlement Areas shall develop in a manner that is phased, compact and does not result in a strip pattern of development.

Every effort shall be made to preserve the historic character of Settlement Areas by requiring new development to complement the positive elements of the existing built-form.

Development shall minimize negative effects on sites of historical, geological or archaeological significance.

3.2.3 Local Official Plans

To achieve some consistency of approach, the County encourages local municipalities to include general development policies in their local official plan dealing with the following issues:

- a) the Settlement Area share of the total future overall County growth projection in accordance with the Growth Management Policies in Section 2.3 and with the Growth Management projections provided by the County;
- b) residential, including low, medium and high density residential uses, affordable housing, special additional needs housing, shared housing, infilling and intensification;
- c) current land supply;
- d) commercial, including downtown commercial, highway commercial, shopping centre commercial (where appropriate), neighbourhood commercial and other commercial uses, as necessary;
- e) employment industrial, including a broad range of industrial uses;
- f) institutional, including health, cultural and educational facilities, public recreation facilities, government offices, public utilities and related uses and activities;
- g) Natural Hazards and Natural Heritage System;
- h) community improvement;
- i) municipal services;
- j) transportation for all users;
- k) economic development;
- l) the Agricultural System and permitted uses in Prime Agricultural Areas;
- m) employment area preservation and conversion policies;
- n) the built form and sustainability of proposed development applications;
- o) achieving a sense of place;
- p) protecting and conserving cultural heritage resources;
- q) the redevelopment and rehabilitation of brownfield sites;
- r) accessibility and safety of the built environment and public spaces, including the promotion of principles of universal design; and,
- s) the consideration of innovative approaches in the design of schools and

childcare facilities in areas with a compact built form;

t) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups; and

u) other issues unique to the Settlement Area.

Local official plans shall contain, as a minimum, implementation policies dealing with the following issues:

- Amendments to the local Official Plan;
- Comprehensive Zoning By-laws and amendments;
- Minor variances;
- Non-conforming and non-complying uses;
- Plans of Subdivision;
- Site Plan Control;
- Consents;
- Settlement Area Boundary Expansions;
- Property maintenance and occupancy standards;
- Public consultation;
- Servicing and phasing;
- Relationship to the County Official Plan;
- Minimum Distance Separation; and
- Other by-laws pursuant to the Planning Act.

Secondary plans may be prepared as part of the local official plan to provide greater detail regarding land uses and specific development policies unique to each Settlement Area.

3.2.4 Urban Areas

3.2.4.1 Permitted Uses

The local official plans shall provide detailed land use policies for the uses permitted in Urban Areas. These uses shall include:

- a) A variety of housing ~~types~~ options;
- b) Commercial uses;
- c) Industrial uses;
- d) Community Facilities;
- e) Natural Heritage System features and ecological functions;
- f) Recreation and Open Space, including active and passive recreation activities; and
- g) Other specific land use designations necessary to reflect the unique needs and character of each Urban Area.

New livestock operations shall not be permitted in Urban Areas. Expansions of existing livestock operations shall not be permitted beyond the requirements of the Minimum Distance Separation Formula.

3.2.5 Community Areas

3.2.5.1 Permitted Uses

- a) A variety of housing ~~types~~ options;
- b) Commercial uses primarily serving the day-to-day needs of the residents of the community;
- c) Dry industrial uses;
- d) Community facilities;
- e) Recreation and Open Space, including active and passive recreation activities;
- f) Other specific land use designations necessary to reflect the unique needs and character of the Community Area; and
- g) Natural Heritage System features and ecological functions.

New livestock operations shall not be permitted in Community Areas. Expansions of existing livestock operations shall not be permitted beyond the

requirements of the Minimum Distance Separation Formula.

3.3 AGRICULTURAL AREAS

3.3.1 Introduction

Middlesex County has adopted an agricultural systems approach to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network. This will ensure that negative impacts on agricultural uses are avoided.

The purpose of the Agricultural Areas designation is to protect and strengthen the Agricultural System community, a major economic component within the County, while directing growth and development to existing settlement areas and designated hamlets. The Agricultural Areas policies protect the Agricultural System lands from the intrusion of land uses that are not compatible with agricultural operations. These incompatible uses are most frequently identified as non-farm related residential dwellings on small lots. As a result, this Plan contains policies that limit the creation of new lots in Agricultural Areas.

The Growth Management Policies of this Plan support the protection of the Agricultural System land by encouraging most of the projected population growth to locate in Settlement Areas.

The Agricultural Areas designation includes all land not otherwise designated as Settlement Areas.

3.3.2 General Policies

It is the policy of County Council that the Agricultural Area in Middlesex County shall be preserved and strengthened with the goal of sustaining the agricultural industry and promoting local food production that is so vital to the Middlesex economy.

In the Agricultural Areas, farm parcels shall remain sufficiently large to ensure flexibility and the economic viability of the farm operation. The creation of parcels of land for agriculture of less than 40 hectares shall generally not be permitted.

Existing separate and distinct parcels of land of insufficient size to be a viable farm unit will be encouraged to consolidate with abutting farm units. Development of these lots is subject to local official plan policy and zoning by-law regulations.

Limited Agriculture-related and on-farm diversified uses may be permitted in the Prime Agricultural Areas subject to the criteria provided in the Guidelines on

Permitted Uses in Ontario's Prime Agricultural Areas and Section 3.3.5 of this plan. ~~Such On-farm diversified~~ uses may be subject to site specific zoning regulations and are not removed from the Agricultural Area land use designation.

Where the interface of agricultural uses and non-agricultural uses result in opportunities for potential conflict, land use compatibility shall be achieved through avoidance. Where avoidance is not possible, minimizing and mitigating adverse impacts on the agricultural system shall be required in accordance with the recommendations of an Agricultural Impact Assessment, or similar study, to the satisfaction of the County and local municipality. Where mitigation is required, the applicant shall incorporate applicable mitigation measures as part of the non-agricultural use being developed.

3.3.3 Permitted Uses

Agricultural Areas shall generally permit the following use:

- a) agricultural uses;
- b) ~~up to two farm residences provided the second farm residence is a temporary residential unit; A primary dwelling unit and up to two Additional Residential Units in accordance with Section 2.3.7.5;~~
- c) Farm worker housing;
- d) forestry uses;
- e) mineral aggregate and petroleum extraction;
- f) conservation;
- g) public and private open space and recreation facilities (subject to Provincial Policy Planning Statement 2020 policies for site-specific non-agricultural uses as provided in Section 4.3.5.1 2.3.6.4 (b) of the Provincial Policy Planning Statement;
- h) home occupation;
- i) occasional agricultural demonstration events such as a plowing match;
- j) retail stands for the sale of agricultural products produced on the farm unit upon which the retail stand is located; and
- k) bed and breakfast establishments;
- l) ~~Additional Residential Units in accordance with Section 2.3.7.4.~~

- m) agriculture-related and on-farm diversified uses in accordance with Section 3.3.5; and
- n) public uses.

3.3.4 Hamlets in Agricultural Areas

Where an approved local official plan permits development in designated hamlets, such development may proceed. No further land shall be designated for development except by way of a comprehensive review an amendment to the local official plan in Accordance with Section 2.3.5 and in compliance with the Minimum Distance Separation Formula.

In approving the local official plan amendment, the County shall consider the need for such expansion in the context of the projected population growth for the local municipality and the County as a whole and other matters deemed important by the County.

Infilling, and minor, rounding out of existing development may be permitted provided that there is no further outward expansion of the limits of existing development, subject to the following:

- a) the new development is serviced in accordance with Section 2.4.5 and accepted servicing standards; and
- b) the development complies with the Minimum Distance Separation Formula.

3.3.5 Agriculture-Related and On-Farm Diversified Uses

Agriculture-related and on-farm diversified uses directly related to, and supportive of, agricultural operations, including feed mills, grain drying, abattoirs, agricultural research centres, farm equipment repair shops, agri-tourism and veterinary clinics may be permitted providing the following policies are considered:

- a) the agriculture-related and on-farm diversified uses cannot reasonably be located in a Settlement Area and must be located in proximity to farming activities;
- b) such uses shall be located to conform with the Minimum Distance Separation Formula;
- c) where local zoning by-laws do not provide as of right zoning for agriculture related and on-farm diversified uses a site specific amendment to the Zoning By-law is approved;
- d) the agriculture-related and on-farm diversified uses shall not require large

volumes of water nor generate large volumes of effluent and shall be serviced with appropriate water supply and sewage treatment facilities;

- e) agriculture-related and on-farm diversified uses shall be located and designed to minimize potential adverse impacts upon adjacent residential or other sensitive uses by buffering measures such as landscaping, berming and building setback and layout;
- f) the location agriculture-related and on-farm diversified uses must provide for a minimum sight distances from the access points in either direction along a County or local road;
- g) the site plan policies of local official plan;
- h) the agriculture-related or on-farm diversified uses shall be in accordance with the Provincial Guidelines on Permitted Uses in Prime Agricultural Areas;
- i) for on-farm diversified uses, the use is located on a farm, is secondary to the principal agricultural use of the property, and is limited in size and scale relative to the size of the farm property; the relationship of the proposed use to the underlying farm operation;
- j) agriculture-related and on-farm diversified uses are to remain within the Agricultural Areas land use designation and are permitted without the need to amend this plan; and
- k) proposed access to highways under the jurisdiction of the Province of Ontario, or proposed access in proximity of such highways or interchange ramp terminals, shall be subject to the regulations and policies of the Ministry of Transportation and design and construction of these proposed accesses will be subject to the approval of the Ministry.

3.3.6 Home Occupations

Home occupations not related to farming shall be permitted provided the use is secondary to the farm operation. The home occupation shall be located, in case of a residential property, in the house and in the case of a farm, may include buildings other than the house. In order to ensure that the scale of the home occupation is clearly secondary to the residential or farm use, on lots less than 1.0 ha in size, the gross floor area of the home industry shall not exceed the gross floor area of the residential unit. Home occupations shall have no negative impact on the Natural Heritage System.

Outside storage associated with a home occupation shall be limited in scale and be screened from view from surrounding roads.

Proposed access to highways under the jurisdiction of the Province of Ontario, or proposed access in proximity of such highways or interchange ramp terminals, shall be subject to the regulations and policies of the Ministry of Transportation and design and construction of these proposed accesses will be subject to the approval of the Ministry.

3.3.7 Mineral Aggregate Extraction

In the Agricultural Areas, mineral aggregate extraction is permitted as an interim use in accordance with the Provincial Policy Planning Statement and Section 2.2.3 of this Plan.

Local official plans shall identify areas of mineral aggregate resource potential where information is available.

Mineral aggregate extraction uses may be permitted through site-specific official plan amendments and / or zoning regulations, but are to remain in the Agricultural Area land use designation.

3.3.8 Livestock Capability

In areas designated for residential or other non-agricultural uses, the local official plan shall establish restrictions upon the establishment of new livestock operations or the expansion of existing livestock operations. These restrictions will be used to ensure compatibility of agricultural and non-agricultural uses.

New or expanding livestock facilities, shall comply with the minimum distance separation formulae. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and not hinder, surrounding agricultural operations.

3.3.9 Manure, Biosolids and Septage

Stewardship by landowners is encouraged to support the wise management of agricultural and water resources and contribute to the protection, restoration and management of natural areas and the health and integrity of the environment. The safe and effective management of land-applied materials containing nutrients supports agriculture and safeguards the environment and protects surface and ground water sources.

Land application of manure, biosolids and septage is regulated by the Province in accordance with the Nutrient Management Act, the Clean Water Act, the Source Water Protection Act, and the Environmental Protection Act. Land application of manure, biosolids and septage shall follow the requirements of the above noted legislation, and the regulations made under those Acts.

The storage of biosolids, similar to traditional fertilizer, shall be stored in a manner that ensures the protection of surrounding properties, watercourses and the environment while mitigating conflicts with adjacent land uses. The processing and/or storage of predominantly non-agricultural source materials such as biosolids for the purpose of distribution are considered industrial uses and therefore subject to site plan control to mitigate land use conflicts and address matters such as stormwater management, setbacks, screening, buffering, etc.

3.4 VILLAGE OF NEWBURY OFFICIAL PLAN

3.4.1 Introduction

The County Official Plan functions as the local Official Plan for the Village of Newbury. This section addresses local planning policies, goals and objectives by providing detailed strategies, policies, and land use designations for growth and development specific to the Village of Newbury. The policies of this chapter must be considered in conjunction with those throughout the County Official Plan. The other local municipalities within the County maintain separate, freestanding planning documents.

The policies within this chapter are reflective of the local community's priorities and are intended to support and enhance the social, economic and environmental well being of Newbury and its residents. The policies of this chapter together with the land use designations in Schedule G constitute the local Official Plan. Together with the County Official Plan, these policies cumulatively provide a framework for decision-making. This Plan applies to all the lands within the Village of Newbury.

3.4.2 Placeholder Policy

The Village of Newbury policies of this chapter will be included within the County Official Plan through a subsequent and separate official plan amendment as a result of an official plan development process that will include local public engagement, Village Council oversight, and local planning policy development. Until that occurs, the existing and separate Village of Newbury Official Plan (established by By-law # 770-85) shall continue to the local official plan.



4.0 IMPLEMENTATION

4.1 GENERAL

The County Official Plan shall be implemented by means of the powers conferred on Council by the Planning Act, the Municipal Act and such other statutes as may be applicable. In particular, this Plan shall be implemented by local municipal official plans and zoning by-laws.

The County Official Plan is comprised of several interconnected components that must be read together in their entirety to fully understand how the policies apply to lands within Middlesex. Policies that use the terms “shall” or “will” indicate a mandatory course of action, while the use of “may” or “encourage” suggests that the County expects the policy to be considered, though strict compliance is not required in all circumstances. These policies are intended to guide decision-making and support the achievement of the Plan’s overall vision and goals. *Italicized terms* in this Plan are defined in the glossary, and are intended to capture both the singular and plural forms of those terms. For all other terms, the standard definition found in the Canadian Oxford Dictionary applies.

The County Official Plan recognizes that the implementation of any policy herein requires that County Council have the legal jurisdiction to do so. Specifically, this Plan is not intended to in any way infringe, nor is it to be interpreted as in any way infringing, on the statutory rights, powers or prerogatives of any other legal jurisdiction except as the County has the legal authority to do so. In addition, all public works shall be in conformity with this Plan. Further, nothing in this Plan shall be interpreted as precluding the continuation of any use legally established prior to Council adoption of the Plan.

The County Official Plan establishes a framework to guide the County’s future growth and development. It is the intent of County Council that the County Official Plan provide general guidelines for the preparation and implementation of detailed planning documents by the local municipalities. The level of detail in the County Official Plan is intended to ensure the achievement of the County strategy outlined in the County Strategic Plan and Section 1.2 of this document.

To ensure consistency and adaptability to change, local official plans may rely on the County official plan as the applicable policy framework as an alternative to including the same policies within the Local Official Plan.

4.2 AMENDMENTS TO THE COUNTY PLAN & MONITORING

This Plan has been prepared to accommodate all growth (agricultural, residential, commercial and industrial) anticipated over the next 25 years. In

addition, this Plan reflects and implements the long term strategy established by the County through the County Strategic Plan. Amendments to the Plan are required for departures from this strategy.

When submitting an application to amend the County Official Plan, the applicant shall provide supporting documentation, to the satisfaction of County Council, which adequately addresses the following:

- a) the intent or purpose of the County Official Plan is not radically altered;
- b) consistency with the Provincial Planning Statement;
- c) the benefit to the County including, but not limited to, social and financial benefits;
- d) the impact of the proposal on the Natural Heritage and Natural Hazard System and prime agricultural area;
- e) the adequacy of the County transportation network to accommodate the proposed amendment; and
- f) the extent to which the public has been consulted regarding the proposed amendment.

This Official Plan is based on a set of assumptions, forecasts, values and objectives which relate to future conditions. To ensure the continued relevance of the Official Plan in view of changing demographic, economic, technological, social and environmental conditions, it is important that the County Official Plan incorporate mechanisms to monitor change, to review its policies and, if warranted, to make amendments.

Monitoring involves recording and appraising the significance of events, trends and decisions in relation to the policies of the County Official Plan. The purpose of monitoring is to evaluate the effectiveness and relevance of the County Official Plan. In order to effectively monitor the policies of this Plan, County Council shall institute a program for on-going monitoring of factors such as population and household forecasts, land use and development trends, economic conditions, the supply, demand and availability of land for development and employment purposes, the adequacy of municipal services, land costs and the state of the natural environment.

Associated with the foregoing, County Council will prepare the following reports, in conjunction with the 5 year review of this Plan:

- A review of the range of housing forms relative to household income distributions for residents of the County;

- A review of the supply of land available for housing and employment purposes;
- Updated population, household housing and employment forecasts which shall be based on Ontario Population Projections published by the Ministry of Finance to coincide with information provided by Statistics Canada; and
- A review of the time frames associated with the processing of development applications relative to established targets.

As a priority, County Council shall establish baseline parameters to measure the quality of the natural environment and will evaluate, every five years, the state of the natural environment relative to the established baseline.

County Council, following the adoption of this Plan, shall determine the need to revise the County Official Plan in whole or in part in consultation with the public at intervals of not more than every five years. In determining the need to revise the County Official Plan, County Council will require the preparation of a report which summarizes the types of planning applications received and the outcome of the monitoring process relative to the effectiveness and relevance of the policies of this Plan.

4.3 LOCAL OFFICIAL PLANS

It is the intent of the County, and a requirement of the Planning Act that local official plans shall conform to the County Official Plan and be one of the primary means of implementing the policies herein.

It is recognized, however, that some time may elapse between the adoption of the County Official Plan and the modification of the local official plans to ensure conformity. The modifications may be part of the statutory review process, as defined under the Planning Act. In the event of a conflict between the provisions of a local official plan and the provisions of this Plan in the interim period, the provisions of this Plan shall prevail to the extent of that conflict.

Nothing in this Plan shall prevent the local municipalities from adopting more restrictive policies or standards than those outlined in this Plan. In addition, it is not the intention of this Plan to prevent the development of those existing non-agricultural designations within local official plans that dot the landscape outside of settlement areas, as of the date of passing of this Plan. Such lands are not removed from the Prime Agricultural Area.

County Council is the delegated Approval Authority for local official plans and official plan amendments. Approval of an official plan or an official plan amendment by County Council shall be considered deemed conformity with the County Official Plan.

4.4 LOCAL ZONING BY-LAWS

~~When this Plan or any part thereof takes effect, every local zoning by-law shall be amended by the local municipalities to conform with this Plan pursuant to the Planning Act. The Amendments to the zoning by-laws should occur after the local official plan has been amended to conform to this Plan.~~

Local municipalities shall keep their zoning by-laws up-to-date with their official plans and the County Official Plan by establishing permitted uses, minimum density targets for new or expanded Settlement Areas, heights and other development standards to accommodate growth and development.

Notwithstanding the above, this Plan is not intended to prevent the continuation, expansion, or enlargement of uses which do not conform to the designations and provisions of this Plan. At their sole discretion, Councils of the local municipalities may zone to permit the continuation, expansion or enlargement of legally existing uses, or variations to similar uses, provided that such uses:

- a) have no adverse effect on present uses of surrounding lands or the implementation of the provisions of this Plan;
- b) have regard for the MDS Formula as amended from time to time, if applicable; and
- c) are subject to any conditions that may be contained in a local official plan and/or the local official plan is amended to ensure conformity as necessary.

4.5 DEVELOPMENT APPLICATIONS

4.5.1 Plan of Subdivision

County Council shall approve only those plans of subdivision or condominium which comply with the Planning Act, policy statements issued under section 3 of the Act, the provisions of this Plan and the applicable local official plan.

Under conditions of approval attached to plans of subdivision or condominium pursuant to the Planning Act:

- a) County Council shall require that the applicant(s) enter into appropriate agreements with the County or local municipality which may be registered against the title of the subject lands and which shall include such matters as services, financial requirements, County road facilities, dedication of land for public uses, exclusive of parks and other requirements to implement the provisions of this Plan; and

- b) the Council of the local municipality may require that the applicant(s) enter into appropriate agreements which shall be registered against the title of the subject lands, and may include such matters as, but not limited to, financial requirements, local roads, drainage, grading and landscaping, sidewalks and dedication of land for public uses and other requirements to implement the provision of this Plan and the local official plan.

4.5.2 Site Plan Control

County Council shall encourage the use of site plan control provisions of the Planning Act, to implement the policies and provisions of this Plan and the local official plans, and to coordinate and enhance the physical development of the local municipality.

Provisions for site plan control shall be detailed in the local official plans.

4.5.3 Consent

4.5.3.1 Introduction

The approval of consents to sever land in Middlesex County shall be in conformity with the relevant policies contained in this Plan, policies contained in local official plans, the Provincial Policy Planning Statement and the provisions of the Planning Act. Under no circumstances shall consents be granted for approval that are contrary to the policies of this Plan or the local official plan.

A plan of subdivision under the Planning Act is generally required when any of the following occur:

- more than 3 lots (two severed and one retained) from a land holding are being created unless the local official plan contains policies regarding the number of lots required for a plan of subdivision.
- lots created require a new road for the provision of access.
- the provision or extension of municipal servicing (water and/or sewers, including communal servicing) is required; or
- other matters that may arise during the review of the development proposed.

A plan of subdivision may not be required under the following circumstance:

- infilling of up to 4 lots having frontage on a public road in areas serviced municipally by water and sanitary sewer systems.

The division of land by consent shall be in compliance with the provisions of any site plan, subdivision or any other development agreement registered against the title of the land holding. Consents shall not be permitted from a plan of subdivision that is under review.

In order to protect and maintain the viability of agriculture within Middlesex County, protect the natural environment and protect the investment made by the County and local municipalities in existing infrastructure and services, a consistent, impartial and understandable system of assessing development applications within the County has been created.

An application for consent is considered based on the underlying land use designation, any applicable Natural Hazard, Natural Heritage System or Groundwater Resource protection policies and the associated consent policies are applied accordingly. When reviewing applications for consent, County Council, local Councils and the Committees of Adjustment will apply the appropriate set of policies.

Policies for each of the categories are intended to address the common elements of land division in the County. Local official plans may contain more detailed or restrictive severance policies and encompass a greater number of land division considerations reflecting local circumstances. Therefore, severance applications will be reviewed on the basis of the policies contained herein, as well as the more detailed policies of local official plans.

In certain circumstances consents for building purposes will not be permitted because of the potential for serious risk to life, health or property, or because the safety and efficiency of transportation systems could be jeopardized.

Consents for building purposes will not be permitted where:

- a) the division of land is located within a Natural Heritage Feature or Natural Hazard and a suitable building site cannot be found through the Development Assessment Report in Section 2.2.1;
- b) the division of land is located in a floodplain and an appropriate building site cannot be provided or access to the building site is subject to flooding or erosion based on comments from the Conservation Authority. Exceptions are consents for uses which by their nature must be located within a floodplain. Such uses include flood and erosion control works and passive non-structural uses;
- c) the division of land is located on significant mineral aggregate or mineral deposits, as identified by the Province;
- d) Provincial transportation objectives, standards and policies for safety and access cannot be maintained;

- e) County Roads entrance and building setback policies cannot be maintained on a County Road; or
- f) the created and retained parcels cannot be provided with an adequate level of service.

Easements, consents for lot additions/adjustments and severances for land assembly which facilitate subsequent development by plan of subdivision are not necessarily subject to the following policies and shall be evaluated based on site specific considerations established in local official plans provided such policies maintain the minimum standards set out in this Plan.

4.5.3.2 General Policies

The policies of this section shall apply to all consent applications. The severed and retained lots, when proposed to be used for residential, commercial or industrial uses, shall front on an existing road allowance which is opened and maintained on a year round basis and is constructed to a standard of construction adequate to provide for the additional traffic generated by the proposed use.

The creation of the lot or lots shall not create or substantially worsen traffic, access or servicing problems (failing septic systems). The consent shall only be granted if in conformity with the land use designations and policies of this Plan and the local official plan.

The severed and retained lots shall be of adequate size for the intended use, having regard for the topography of the land, the siting of proposed buildings and services and points of access.

On the granting of a consent, conditions may be imposed on the severed and retained parcels.

Compliance with the Minimum Distance Separation Formula shall be maintained.

4.5.3.3 Settlement Areas

The following policies apply to lands designated Settlement Areas on Schedule A and designated hamlets in the local Official Plans.

First consideration for the division of land in Settlement Areas shall be given to development by Plan of Subdivision. When the scale of development does not require a Plan of Subdivision a consent to sever will be considered provided:

- a) the application represents infilling in a built-up area and the proposed lots

- are compatible with the lot area, frontage and density pattern of the surrounding area; and
- b) the application represents orderly and efficient use of land, and its approval would not hinder future development of the retained land.

Consents shall conform to the intent of this Plan and the land use designations and zoning provisions of the local municipality and in accordance with the Planning Act.

Where municipal services do not exist and where a Settlement Capability Study has established an overall growth management strategy which permits private services, regard shall be had to the suitability of the soil conditions and surface and groundwater conditions to provide for an adequate potable water supply, and to adequately support sub-surface sewage treatment to the standards of the approving agency having jurisdiction.

4.5.3.4 Agricultural Area

These policies apply to lands designated Agricultural Areas on Schedule A. Non-farm related uses in the Agricultural Areas can potentially impair the effectiveness of agricultural operations. In addition, there can be a greater possibility of negative environmental impacts from scattered residential, commercial and industrial development.

In order to protect the Agricultural Area for agricultural uses, the following policies shall apply:

- a) The creation of one new residential lot may be permitted for a residence rendered surplus to a farming operation per farm consolidation ~~Consent to sever a residence surplus to a farming operation as a result of farm consolidation may be permitted~~, provided the residence was built at least 10-years prior, the new lot will be limited to a minimum size needed to accommodate the use dwelling and appropriate sewage and water services, and provided that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance.

The County encourages local municipalities to include policies in their local official plan addressing considerations including minimizing the loss of agricultural land, addressing the retention of outbuildings with the residence surplus to a farming operation including maximum building size and permitted uses, adequacy of services, and Minimum Distance Separation;

- b) consents involving minor boundary adjustments for legal or technical reasons shall be considered provided that non-viable farm parcels are not created and agricultural activities are not adversely affected;

- c) consents for new farm lots are discouraged where the result is the creation of a farm lot less than a typical township lot of about 40 hectares. Consents for the creation of new farm lots shall be considered where both the size of the lands being severed and the lands being retained are appropriate to:
1. the type of agriculture being engaged in or proposed to be engaged in; and
 2. the type of agricultural activity and farm lot size common in the area.

In general, farm lot size shall be sufficiently large to create large contiguous farming blocks and to maintain flexibility to adapt to future changes in agriculture and to avoid the unwarranted fragmentation of farmland. A minimum farm lot size shall be established in the Zoning By-laws of the local municipalities;

A different minimum farm parcel size for local municipalities may be considered through an amendment to the County Official Plan provided that a study is carried out by the local municipality with the guidance and assistance of the Province, to demonstrate that the different farm parcel size is appropriate for the type of agricultural uses common in the local area, yet is sufficiently large enough to maintain flexibility for future changes to the type or size of agricultural operations.

- d) consents for agriculture-related uses shall be considered when the commercial or industrial use, due to its nature, must be located in close proximity to the agricultural operations which it serves, and that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
- e) consents will not be considered on land located within 300 metres of an active sand, gravel or quarry operation or open pit mining operation.
- f) Consents for infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way; and
- g) Existing lots that merged inadvertently due to common ownership may be separated by way of consent, provided:
- i) The severance reflects the original lot configuration;
 - ii) The subject property is still in the same ownership as when such merging occurred; and
 - iii) The severed and retained parcels meet road access requirements.

Applicants shall be required to provide evidence or legal documentation which demonstrates that the lots are still under the same ownership as when the merging occurred. Once separated, the severed and retained

parcels shall be considered a parcel of land that existed on the date of that the inadvertent merger occurred.

4.5.3.5 Complete Applications

Ensuring that applications made under the Planning Act contain all materials required to thoroughly review the proposal promotes engagement and empowers councils to make better informed decisions in a timely manner. The review of complete applications supports a consistent approach to development within the County of Middlesex while also providing a streamlined approval process, assisting with the appropriate allocation of municipal resources, and delivering greater transparency between public and private interests.

Applications for amendments to the County Official Plan, Local Official Plan Amendments, Plans of Subdivision and Plans of Condominium will not be accepted by the County for processing if they are deemed to be incomplete.

To be deemed complete, an application must satisfy all applicable statutory requirements and be accompanied by the studies, information or other material listed below. The specific studies, information and material required may be scoped as set out through pre-submission consultation with representatives of municipalities and external agencies.

4.5.3.6 Pre-Submission Consultation

Any applicant requesting amendment to the County Official Plan, a Local Official Plan or for approval of a Plan of Subdivision or Plan of Condominium is strongly encouraged ~~shall be required~~ to hold a pre-submission consultation meeting.

4.5.3.7 Required Information

A pre-submission consultation meeting with the County, applicable area Municipality and other agencies is the preferred method to ~~as required will~~ determine the scope and necessity of the studies required in support of the applications.

The County and local municipalities may require a peer review of any studies, information or other material submitted by an appropriate agency or professional consultant retained by the County at the applicant's expense.

Through the course of review process, an application which has otherwise been deemed to be complete, additional studies, information or other material may be required to address specific issues to enable County Council and local municipal councils to make informed decisions. The additional requested studies must be identified in the official plan.

4.5.3.8 Studies, Information and Other Material

Studies, information and other material that may be required to process an application are listed below:

- a) Affordable Housing Report / Rental Conversion Assessment;
- b) Aggregate / Mineral Resource Analysis;
- c) Agricultural Impact Assessment;
- d) Air Quality Study;
- e) Archaeological Assessment;
- f) Construction Management Plan;
- g) Cut and Fill Analysis;
- h) Dust Impact Analysis;
- i) Development Assessment Report / Environmental Impact Assessment;
- j) Environmental Site Assessment and/or Record of Site Condition;
- k) Floodline Delineation Study / Hydraulics Study;
- l) Heritage Impact Assessment (For built Heritage Resources and / or Cultural Heritage Landscapes);
- m) Hydrogeological Assessment;
- n) Landfill Impact Study;
- o) Land Use Compatibility Study;
- p) Lighting Plan;
- q) Minimum Distance Separation Analysis;
- r) Natural Heritage Study;
- s) Noise Impact Study;
- t) Odour Impact Assessment;
- u) Parking Analysis;
- v) Pedestrian Route and Sidewalk Analysis;
- w) Planning Justification Report;
- x) Preliminary Grading Plan;
- y) Preliminary Stormwater Management Report / Plan and / or update to an existing Stormwater Management Report / Plan;
- z) Market Impact Assessment;
- aa) School Accommodation Issues Assessment;
- bb) Servicing Options Report;
- cc) Slope Stability Study and Report;
- dd) Soils / Geotechnical Study;
- ee) Staging of Development Plan;
- ff) Traffic Calming Options Report;
- gg) Traffic Impact Study;
- hh) Tree Retention Plan;
- ii) Urban Design Report/Brief;
- jj) Vibration Study

Or any other study deemed to be necessary for the application by the County or

local municipality. There may be circumstances unique to a development proposal that may necessitate additional studies, subject to approval of the Minister of Municipal Affairs and Housing.

4.6 **PUBLIC AND INTEREST HOLDER PARTICIPATION**

County Council and local municipal Councils shall actively encourage public participation by seeking the opinions and the advice of individuals and community and interest holder stakeholder groups in the on-going task of implementing, monitoring and reviewing this Plan. This includes soliciting input from a diverse range of interest holders stakeholders that reflect the demographic structure of the local population through targeted engagement.

Middlesex County recognizes the unique role Indigenous Communities have in land use planning and development, and the contribution of Indigenous Communities' perspectives and traditional knowledge to land use planning decisions. Middlesex County and local municipalities shall consult with Indigenous communities on planning matters that may affect treaty rights and interests.

County Council and local municipal Councils shall ensure that all planning decisions that may affect Indigenous treaty rights and interests are guided by the following:

- the consultation and engagement guidelines and protocol that the applicable First Nation may have will be adhered to;
- the County and local municipalities shall undertake early and ongoing engagement with Indigenous Communities whose treaty rights and interests may be impacted by any proposed development or redevelopment, including allowing time for meaningful discussions;
- the County and local municipalities shall consider feedback and comments received from Indigenous Communities and, where appropriate, incorporate them into development and redevelopment proposals;
- proponents of Settlement Area Boundary Expansion proposals throughout the County shall engage with Indigenous Communities prior to submission of an application. Proof of engagement shall be provided upon application submission.

County Council and the local municipal Councils shall ensure that the public is adequately notified and consulted, consistent with the following events:

- during the course of determining the need to review the Official Plan; and

- during the course of preparing and considering planning policies, studies and strategies associated with:
 - i) official plan amendments and review processes;
 - ii) the development of zoning by-laws;
 - iii) issue based studies;
 - iv) secondary plans and area studies;
 - v) Community Improvement Plans;
 - vi) urban design, streetscaping and downtown revitalization plans and guidelines; and
 - vii) other matters deemed appropriate.

The measures utilized to facilitate public participation will be consistent with the scope and nature of the planning matter being addressed. Measures to facilitate public participation may include:

- a) formal and informal public meetings;
- b) public notices, advertising;
- c) workshops, open houses and displays;
- d) delegations at County Council and/or local municipal Councils or Committees of Council;
- e) the use of advertising and information releases;
- f) the establishment of advisory committees; and
- g) consultation with community, neighbourhood or special interest organizations.

County Council or the local municipal Councils may require that public meetings held for the purposes of soliciting public input relative to major planning initiatives be advertised in newspapers having general circulation in the municipality prior to the scheduled meeting. Notice may also be given through social media outlets and/or delivered by first class mail to persons deemed to have interest in the matter, including agencies, land owners, business owners and residents and to other persons who have requested notice of the meeting in accordance with the provisions of the Planning Act.

Where the planning matter to be considered consists of site specific matters, County Council or the local municipal Council will ensure that as a minimum, notice delivered in accordance with the requirements of the Planning Act.

County Council and the local municipal Councils shall consider all written and verbal submissions concerning a planning matter when making decisions and/or recommendations. An analysis of the written submissions and verbal presentations at public meetings may be prepared and submitted to County Council and the local municipal Councils as part of any planning report prepared.

Prior to making decisions relating to planning matters, County Council and the local municipal Councils will encourage appropriate steps to be taken to resolve conflicting issues associated with the proposal. Where conflicting issues remain unresolved, these issues and the measures taken to respond to these issues shall be identified as part of any planning report prepared.

4.7 DEVELOPMENT CHARGES

The County may, from time to time, pass Development Charges By-laws in accordance with the Development Charges Act or establish Community Benefits Charges in accordance with the Planning Act.

4.8 COMMUNITY IMPROVEMENT

Community improvement may generally be described as including activities, both private and public, which work towards maintaining, conserving, rehabilitating, and redeveloping the existing physical environment to accommodate the economic, cultural, and social priorities of the community. Section 28 of the Planning Act allows local municipalities and upper-tier municipalities to pass by-laws designating the whole or any part of the municipality as a community improvement project areas. Prior to the designation of a community improvement project area, a background study shall be carried out demonstrating a need for community improvement in the area(s) to be designated.

Where appropriate, the designation of community improvement project areas and preparation of Community Improvement Plans will be encouraged within local municipalities:

- when there is a specific area that is in need of improvement, remediation, rehabilitation or redevelopment,
- to facilitate and encourage community change in a coordinated manner,
- to address a lack of supply of sufficient affordable housing, and
- to stimulate private sector investment resulting in non-residential growth.

If there is a desire to offer incentive programs geared toward community improvement, the incentive programs must be defined and administered through an adopted Community Improvement Plan.

County Council may make grants or loans to the council of a local municipality, for the purposes of carrying out a community improvement plan that has come into effect on such terms as County Council considers appropriate.

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5.0 INTERPRETATION

5.1 GENERAL

Sections 2-5 and Schedules A, B, C, D, E, and G excluding the glossary of terms, constitute the County Official Plan. Unless otherwise specified, deviation from the County Official Plan provisions is not permitted without an amendment to this Plan.

All policies and schedules of the Plan must be considered together to determine conformity. Schedules are to be considered in conjunction with corresponding text. The boundaries of the land use designations on the schedules are intended to show general use areas and may be subject to minor variation without an amendment to this Plan. The precise delineation of Settlement Areas is found in the local municipal Official Plans.

The County Official Plan recognizes existing and approved land uses. If there is a discrepancy between the schedules and the text, the text takes precedence. Minor changes to road alignments do not require an amendment to the County Official Plan. The lists of permitted uses are intended to represent the general nature and type of activities and are not meant to be all inclusive.

Where reference is made to Provincial legislation, policy statements, or guideline documents; it shall be read 'as amended or updated' in each case.

Where a Provincial ministry name changes, such changes may also occur to the Official Plan without an amendment to the Official Plan.



APPENDIX A: GLOSSARY OF TERMS

ACTIVE GRAVEL OR QUARRY OPERATION:

means licensed sites within the County of Middlesex, existing extraction areas within the undersigned part of the County and sites under Aggregate Permit on Crown Land in the County.

ACTIVITY:

Means one or a series of related processes that occurs within a geographical area and may be related to a particular land use.

ADDITIONAL RESIDENTIAL UNIT:

means a dwelling unit that is self-contained, clearly subordinate to, and located within the same building or on the same lot of a primary principal dwelling unit.

ADDITIONAL NEEDS HOUSING:

means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of additional needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

ADJACENT LANDS:

For the purpose of Natural Heritage System means those lands, contiguous to a specific Natural Heritage System Feature, where it is likely that development or site alteration would have a negative impact on that Natural Heritage System feature and ecological functions. The extent of the adjacent lands is 120 metres for Natural Heritage System Features, except for Habitat of Endangered or Threatened Species where the extent of adjacent lands will be determined in accordance with Provincial legislation or guidelines.

For the purpose of Aggregate Resources and Petroleum Resources means those lands contiguous to lands on the surface of known petroleum resources, mineral deposits or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of adjacent lands may be recommended by the Province.

ADVERSE EFFECTS:

mean one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant and animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any persons;

- f) rendering any property or plant or animal life unfit for use by humans;
- g) loss of enjoyment of normal use of property;
- h) interference with normal conduct of business, and
- i) impairment of ecological functions important to sustaining the Natural Heritage System

AFFORDABLE HOUSING:

means

a) in the case of ownership housing, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;

b) in the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

AGRI-FOOD NETWORK

Within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; agricultural operations including onfarm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.

AGRI-TOURISM USES

Means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

AGRICULTURAL IMPACT ASSESSMENT

Means the evaluation of potential impacts of nonagricultural uses on the agricultural system. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts.

AGRICULTURAL SYSTEM:

Means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components: a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas. It may also include rural lands that help to create a continuous productive land base for agriculture; and b)

An agri-food network which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.

AGRICULTURAL USES:

means the growing of crops, including nursery, biomass and horticultural crops; raising of livestock and 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~~ housing for farm workers, when the size and nature of the operation requires additional employment.

AGRICULTURE-RELATED USES:

means those farm related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI):

means areas of land and water containing natural landscapes or features that have been identified by the Province as having life science or earth science values related to protection, scientific study, or education.

ASSESSMENT REPORT:

means a scientific-based document that forms the basis of the Source Protection Plan, by identifying vulnerable areas, assessing vulnerability, identifying source water quality issues, identifying threats to the drinking water, and assessing the risk due to threats.

BUILT-UP AREAS:

mean areas where development is concentrated. It includes existing development, as well as vacant registered and draft approved lots.

COMMUNAL SEWAGE AND WATER SERVICES

means sewage works and sewage systems and water works that can be described as small-scale satellite wastewater collection, treatment, and disposal facilities and water distribution, and possibly treatment, facilities using ground or possibly surface water as a source. Communal sewage services are separated from and unconnected to full municipal services which are connected to large centralized treatment plants that may serve entire municipalities. Communal sewage facilities can be comprised of gravity, pressure, or vacuum sewer collection systems, septic tank, secondary, tertiary, or stabilization pond treatment technologies, and discharge treated wastewater to either the surface of the ground, surface water, or subsurface environment.

COMPACT BUILT FORM:

means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure.

Compact built form can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a wellconnected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.

COMPLETE COMMUNITIES

means places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

COMPREHENSIVE REVIEW:

means an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
2. utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within the existing settlement area boundaries.
3. is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
5. confirms that sewage and water services can be provided in accordance with Policy 1.6.6; and
6. considers cross-jurisdictional issues.

In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

CONSENT:

means a legal permission, generally given by a local Committee of Adjustment in accordance with the Planning Act, to convey land by way of a deed or transfer, or grant, assign or exercise a power of appointment with respect to land, or mortgage or charge land, or enter into an agreement of sale and purchase of land or enter into any agreement that has the effect of granting the use of or right in land directly or by entitlement to renewal for a period of twenty-one years or more.

CONSERVATION AUTHORITY:

means the Ausable-Bayfield, St. Clair Region, Upper Thames River, Kettle Creek and Lower Thames Valley Conservation Authorities.

CULTURAL HERITAGE RESOURCES

Cultural heritage resources include, but are not restricted to, archaeological resources, built heritage resources and cultural heritage landscapes.

CUMULATIVE IMPACT:

means the combined effects or potential effects of one or more development activities in a specified area over a particular time period. The effects may occur simultaneously, sequentially or in an interactive manner.

DEPOSITS OF MINERAL AGGREGATE RESOURCES:

means an area of identified mineral aggregate resources that has a sufficient quantity and quality to warrant present or future extraction.

DEPOSITS OF PETROLEUM RESOURCES:

means oil, gas, or brine resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation and may include sites of former operations where resources are still present.

DEVELOPMENT:

means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the Drainage Act.

DEVELOPMENT ASSESSMENT REPORT (DAR):

means a study prepared in accordance with established procedures, (see Section 2.2.1) to identify and assess the impacts of development on a specified feature or system.

DRINKING WATER THREAT:

means an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water, and includes an activity or condition that is prescribed by the regulations as a drinking water threat.

ECOLOGICAL FEATURES:

means natural areas represented by woodlands, thickets, meadows, wetlands, watercourses and water bodies, and connected vegetation features with associated ecological functions, processes, products or services and include living and non-living environments that support species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

ECOLOGICAL FUNCTIONS

means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

ECOLOGICAL LINKAGE

means areas providing connectivity supporting a range of species, community and ecosystem processes necessary to sustain natural plant and animal movement patterns between ecological features daily, seasonally and over multiple generations. Ecological linkages are preferably associated with the presence of existing ecological features and ecological functions, however, in rural agricultural areas, farm fields may perform important ecological linkage functions. Ecological linkage areas are not meant to interfere with normal farm practice. The extent and location of the ecological linkages can be assessed in the context of both the scale of the proposed development or site alteration, and the importance of ecological linkage to the long term sustainability of the Natural Heritage System.

ECOSYSTEM:

means systems of plants, animals and micro-organisms, together with the non-living components of their environment, related ecological processes and humans.

EMPLOYMENT AREA:

means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

ENDANGERED SPECIES:

means a species that is listed or categorized as an “Endangered Species” on the official Species at Risk in Ontario (SARO) list, provided in the Endangered Species Act, 2007 as updated and amended from time to time.

ENERGY STORAGE SYSTEM:

means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage

ENVIRONMENTAL ASSESSMENT PROCESS:

means a process for authorization of an undertaking under legislation such as the Environmental Assessment Act, and Ontario Energy Board Act.

EQUIVALENT POPULATION:

means a figure expressing the capacities of water and sewer services, in terms of

residential population.

EROSION HAZARDS:

means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using the 100 year erosion rate (the average annual rate of recession extended over a hundred year time span), an allowance for slope stability and an erosion allowance.

FARM OPERATION:

means the composite of all parcels operated as a farm.

FARMER:

means a person who owns and/or operates a farm in Middlesex County.

FISH:

means fish, shellfish, crustaceans and marine animals at all stages of their life cycles.

FISH HABITAT:

means areas as defined in the Fisheries Act, which means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

FLOODING HAZARDS:

means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water.

- a) Along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the 100 year flood level plus an allowance for wave uprush and other water related hazards.
- b) Along river and stream systems, the flooding hazard limit is the greater of:
 - 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area:
 - 2. the one hundred year flood; or
 - 3. a flood which is greater than 1) or 2) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of ~~Northern Development, Mines, Natural Resources and Forestry~~; except where the use of the one hundred year flood or actually experienced event as the standard for a specific watershed has been approved by the Minister of Natural Resources (where the past history of flooding supports the lowering of the standard).

FULL MUNICIPAL SERVICES:

means piped sewage and water services that are connected to a centralized water or

wastewater treatment facility and provided by the municipality or another public body.

GROUNDWATER:

means sub-surface water, or water stored in the pores, cracks and crevices in the ground below the water table.

GROUNDWATER RECHARGE AREA:

means an area in which there is significant addition of water by natural processes to groundwater.

HAZARDOUS LANDS:

means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable and the furthest landward limit of the flooding, erosion or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding, erosion or dynamic beach hazard limits. Along river and stream systems, this means the land, including that covered by water, to the furthest landward limit of the flooding or erosion hazard limits. ~~organic soils or unstable bedrock (karst topography).~~

HEAD-WATER:

means the source area of a stream.

HIGHLY VULNERABLE AQUIFER:

Means an aquifer on which external sources have or are likely to have a significant adverse effect, and includes the land above the aquifer.

HOME OCCUPATION:

means a commercial or industrial use which is carried out on the same lot as a residential or farm use but which is not the main use of property. The home occupation shall be located, in case of a residential property, in the house and in the case of a farm, may include buildings other than the house.

HOUSING OPTIONS:

~~means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.~~

means a range of housing types such as, but not limited to single-detached, semidetached, rowhouses, townhouses, stacked townhouses, multiplexes, additional

residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, additional needs housing, multigenerational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.

HYDROLOGY:

the study of surface water.

HYDROGEOLOGY:

the study of ground water.

INDIVIDUAL ON-SITE SYSTEMS:

means individual autonomous water supply and sewage disposal, systems that are owned, operated and managed by the owner of the property upon which the system is located and which do not serve more than five residential units/lots.

INFRASTRUCTURE:

means physical structures that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, active transportation systems, oil and gas pipelines and associated facilities.

INSTITUTIONAL USES:

mean those uses, associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

INTENSIFICATION:

means intensification of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development;
- d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units and rooming houses.

LEGALLY EXISTING PITS AND QUARRIES:

mean:

- a) lands under licence or permit, other than wayside pits and quarries, issued in accordance with the Aggregates Resources Act, or successors thereto; and
- b) for lands not under licence or permit, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation.

LOCK-OFF SUITE:

Means an accessory dwelling unit located within an apartment, with a separate lockable entrance access to a shared common hallway and shared internal access, and which can be locked-off from the principal dwelling unit.

LOW AND MODERATE INCOME HOUSEHOLDS:

means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or
- b) In the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

MINERAL AGGREGATE RESOURCES:

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

MINIMUM DISTANCE SEPARATION FORMULAE:

means formulae and guidelines developed by the Province, as amended from time to time to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

NATURAL HERITAGE FEATURES AND AREAS:

means features and areas, such as significant wetlands, fish habitat, significant woodlands, significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat, significant areas of natural and scientific interest, and significant vegetation groups and significant vegetation patches as defined in the Middlesex Natural Heritage Systems Study 2014, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

NATURAL HERITAGE SYSTEM:

means a system made up of natural heritage features and areas, and ecological linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The County's natural heritage system is based on the approach outlined in the Middlesex Natural Heritage Systems Study (2014).

NEGATIVE IMPACTS:

means:

- a) in regard to fish habitat, any permanent alteration to or destruction of fish habitat, except where it has been authorized under the Fisheries Act .
- b) in regard to other Natural Heritage System elements, the loss of or degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified.

NORMAL FARM PRACTICES:

means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

ON-FARM DIVERSIFIED USES:

means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products and electricity generation facilities and transmission systems, and energy storage systems.

PARTIAL SERVICES:

mean connection to one communal service or full municipal service where the other connection will be to an individual on-site system.

PETROLEUM RESOURCE OPERATIONS:

means oil, gas and salt wells, and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

PETROLEUM RESOURCES:

means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

POTENTIAL MINERAL AND PETROLEUM RESOURCES:

mean areas favourable to the discovery of deposits of mineral or petroleum resources due to favourable geology, the presence of known deposits or other technical evidence.

PRIME AGRICULTURAL AREA:

means areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture, Food, and ~~Rural Affairs~~ Agribusiness using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province. All land within the County's agricultural area is determined to be within the Prime Agricultural Area.

PRIME AGRICULTURAL LAND:

means specialty crop areas and/or Canada Land Inventory Class 1, 2 and 3 lands, as amended from time to time, in this order for protection.

PRINCIPAL DWELLING:

means the primary residential building constructed on a lot, which was established as the main residence prior to the development of any additional residential units. It is the first dwelling constructed on the lot and is the main use of the property for residential purposes.

REDEVELOPMENT:

means the creation of new units, uses or lots on previously developed land in existing settlements, including brownfield sites.

REHABILITATE:

means, after extraction, to treat land so that the use or condition of the land is restored to its former use or condition, or is changed to another use or condition in accordance with applicable legislation. With respect to degraded natural environments, means a combination of appropriate and acceptable structural and non-structural works which are

intended to reduce damages, plus an allowance to address slope and unstable slope related conditions.

RENEWABLE ENERGY SOURCE:

means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

RENEWABLE ENERGY SYSTEM:

means a system that generates electricity, heat and/or cooling from a renewable energy source.

RESIDENCE SURPLUS TO A FARMING OPERATION:

means a habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

SECTION 59 NOTICE:

Refers to the requirements under Section 59 of the Clean Water Act, which requires issuance of a notice from the Municipality's Risk Management Official before permitting an activity that is considered a restricted land use as identified in the Source Protection Plan.

SENSITIVE LAND USES:

means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

SETTLEMENT AREA:

means urban areas, community areas and hamlet areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a. built up areas where development is concentrated and which have a mix of land uses; and
- b. lands which have been designated in the Official Plan for development over the long term planning horizon. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated.

SETTLEMENT CAPABILITY STUDY:

means a comprehensive study of a community to identify the suitability of the area to safely accommodate future growth and development in the absence of full municipal services, and to establish a technical foundation on which to base a secondary plan and evaluate applications for development. The study must address the servicing hierarchy set out in this Plan by assessing the feasibility of full or communal services and, if proven to be unfeasible, assessing the feasibility of proceeding on private services.

SEWAGE AND WATER SYSTEMS:

- a) Full municipal sewage and water services:
mean piped sewage and water services that are connected to a centralized water and waste water treatment facility.
- b) Public communal services:
mean sewage works and sewage systems, and water works that provide for the distribution, collection or treatment of sewage or water but which:
 - i) are not connected to full municipal sewage and water services;
 - ii) are for the common use of more than five residential units/lots; and
 - iii) are owned, operated and managed by either:
 - the municipality; or
 - another public body; or
 - a condominium corporation or single owner which has entered into an agreement with the municipality or public body, pursuant to of the Planning Act, providing for municipal/public body assumption of the communal services in the event of default by the owner.

SIGNIFICANT:

means:

- a) ~~in regard to provincially significant wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ministry of Northern Development, Mines, Natural Resources and Forestry using evaluation procedures established by the province, as amended from time to time.~~
 - b) ~~in regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle.~~
 - c) ~~in regard to woodlands, wetlands that are not provincially significant, thickets, meadows, connecting vegetation and open water, those areas identified as being significant based on criteria provided in the in the Middlesex Natural Heritage System Study 2014.~~
 - d) ~~in regard to other features and areas in policy 2.1 of the Provincial Policy Statement, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of the County's Natural Heritage System. Criteria for determining significance may be recommended by the Province, but municipal approaches that achieve the same objective may also be used.~~
-
- a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, as identified in the MHNSS, 2014, an area identified as provincially significant using evaluation criteria and procedures established by the

Province, as amended from time to time;

- b) in regard to woodlands, as identified in the MNHSS, 2014, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
- c) in regard to other features and areas identified in the MNHSS, 2024, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system; and
- d) in regard to mineral potential, an area identified as provincially significant through provincial guidance, such as the Provincially Significant Mineral Potential Index.
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Criteria for determining significance for the resources identified in section c) -d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

SIGNIFICANT DRINKING WATER THREAT:

means a drinking water threat that, according to a risk assessment, poses or has the potential to pose a significant risk.

SIGNIFICANT GROUNDWATER RECHARGE AREA:

means an area within which it is desirable to regulate or monitor drinking water threats that may affect the recharge of an aquifer.

SILVICULTURE:

Means the science and art of controlling the establishment, growth, composition, and quality of forest vegetation to meet diverse landowner and societal objectives, such as producing timber, supporting wildlife, maintaining water resources and providing recreational opportunities. It involves a planned program of treatments applied to forest stands throughout their life cycle, aiming for the long-term health, productivity, ecological function and sustainability of the forest ecosystem.

SLOPE STABILITY:

is achieved when all forces acting on a slope are in equilibrium. This would include natural forces within a slope caused by soil, water and climatic influences, and surface erosion

forces caused by toe erosion and overland water flow. Human activities through the imposition of surcharge loading, management of vegetation, drainage and other surface wearing activities also influence slope stability.

SOURCE PROTECTION PLAN:

means a drinking water source protection plan prepared under the Clean Water Act, 2006. A Source Protection Plan contains policies to reduce the threats (identified in the Assessment Report) to drinking water sources.

SPECIALTY CROP LAND:

means areas where specialty crops such as tender fruits (peaches, grapes, cherries, plums), other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- b) farmers skilled in the production of specialty crops; and
- c) a long term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

SURFACE WATER INTAKE PROTECTION ZONE:

means an area that is related to a surface water intake and within which it is desirable to regulate or monitor drinking water threats. (Ontario Regulation 287/07 under the Clean Water Act, 2006)

SUSTAINABLE:

means activities that meet present needs without compromising the ability of future generations to meet their own needs.

TEMPORARY RESIDENTIAL UNIT:

means a dwelling erected in such a way as to allow for its removal at a later date without leaving a foundation or other permanent services and/or facilities.

THREATENED SPECIES:

means a species that is listed or categorized as a “Threatened Species” on the official Species at Risk in Ontario (SARO) list, provided in the Endangered Species Act, 2007, as updated and amended from time to time.

URBAN AGRICULTURE

means food production in settlement areas, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.

URBAN STANDARD:

means County Roads constructed with hot mix asphalt, concrete curbs and gutters, and with underground storm water collection systems.

VULNERABLE AREA:

means a significant groundwater recharge area, a highly vulnerable area, a wellhead protection area, surface water intake protection zone, or a wellhead protection area.

VEGETATION PROTECTION ZONE:

means a vegetated buffer area surrounding natural heritage features. The buffer area is band of permanent vegetation, preferably consisting of native species, located adjacent to a natural heritage feature and usually bordering lands that are subject to development or site alteration. The purpose of the buffer is to protect the feature and its functions by mitigating impacts of the proposed land use and allowing an area for edge phenomena to continue (e.g., allowing space for edge trees and limbs to fall without damaging personal property, area for roots of edge trees to persist, area to allow runoff to infiltrate). The buffer may also provide area for recreational trails and provides a physical separation from new development that will discourage encroachment.

WASTE MANAGEMENT SYSTEM:

means sites and facilities to accommodate solid waste from one or more municipalities, and includes recycling facilities, transfer stations, processing sites and disposal sites.

WAYSIDE PIT OR WAYSIDE QUARRY:

means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

WELLHEAD PROTECTION AREA

means an area that is related to a wellhead and within which it is desirable to regulate to monitor drinking water threats.

WETLANDS:

mean lands that are seasonally or permanently covered by shallow water as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

WETLAND FUNCTIONS:

mean the biological, physical, and socio-economic interactions that occur in an environment because of the properties of the wetlands that are present, including, but not limited to:

- a) ground water recharge and discharge;
- b) flood damage reduction;
- c) shoreline stabilization;
- d) sediment trapping;
- e) nutrient retention and removal;

- f) food chain support;
- g) habitat for fish and wildlife; and
- h) attendant social and economic benefits.

WILDLIFE HABITAT:

means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle and areas which are important to migratory or non-migratory species.

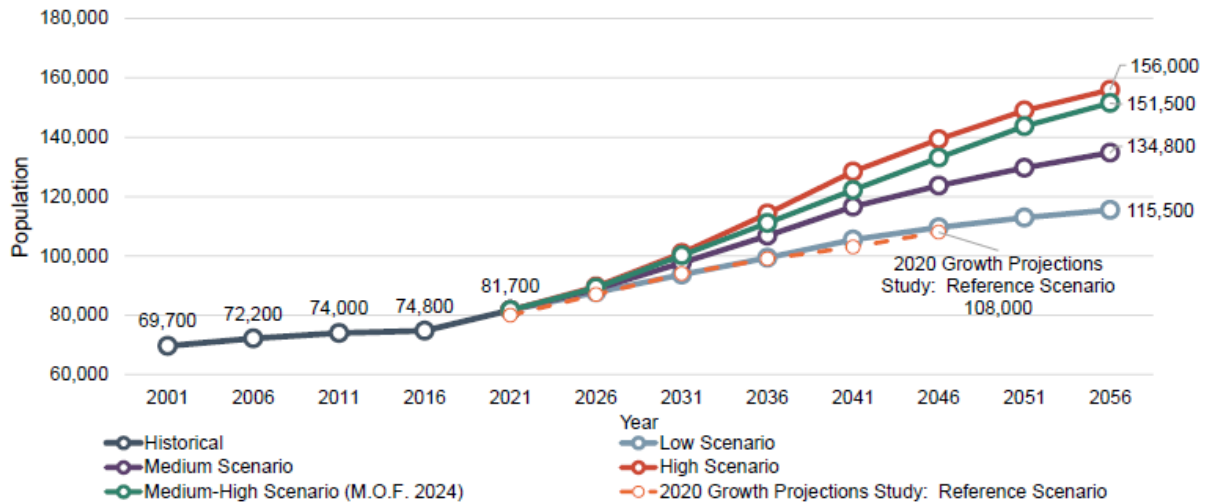
WOODLANDS:

means treed areas that provide environmental and economic benefits such as erosion prevention, water retention, provision of habitat, recreation and the sustainable harvest of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance.

APPENDIX B: POPULATION PROJECTIONS

1) Population Projections for Middlesex County, 2021 - 2056

i) Middlesex County Population Forecast Scenarios, 2021 - 2056



ii) Middlesex County Population, Housing and Employment Growth, 2021 to 2056

	Year	Population (Including Census undercount) ^[1]	Excluding Census Undercount			Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.): without undercount
			Population	Institutional Population	Population Excluding Institutional Population	Low Density ^[2]	Medium Density ^[3]	High Density ^[4]	Other	Total Households		
Historical	Mid-2006	72,200	69,000	1,300	67,700	22,000	760	1,520	270	24,550	2.94	2.81
	Mid-2011	74,000	70,800	1,400	69,400	23,250	550	1,620	310	25,720	2.88	2.75
	Mid-2016	74,800	71,600	1,200	70,300	24,160	670	1,690	350	26,860	2.78	2.66
	Mid-2021	81,700	78,100	1,100	77,100	25,890	960	2,150	430	29,420	2.78	2.65
Forecast	Mid-2026	89,600	85,700	1,200	84,600	28,100	1,390	2,700	430	32,610	2.75	2.63
	Mid-2031	100,200	95,900	1,300	94,600	30,830	1,980	3,330	430	36,570	2.74	2.62
	Mid-2036	111,100	106,200	1,400	104,800	33,600	2,680	3,990	430	40,710	2.73	2.61
	Mid-2041	122,200	116,900	1,600	115,300	36,420	3,510	4,680	430	45,040	2.71	2.60
	Mid-2046	133,100	127,300	1,700	125,600	39,260	4,410	5,450	430	49,540	2.69	2.57
	Mid-2051	143,700	137,400	1,800	135,600	41,960	5,360	6,310	430	54,050	2.66	2.54
	Mid-2056	151,500	144,900	1,900	143,000	44,320	6,290	7,080	430	58,110	2.61	2.49
Incremental	Mid-2006 to Mid-2011	1,800	1,800	100	1,700	1,250	-210	100	40	1,170	-	-
	Mid-2011 to Mid-2016	800	800	-200	900	910	120	70	40	1,140	-	-
	Mid-2016 to Mid-2021	6,900	6,500	-100	6,800	1,730	290	460	80	2,560	-	-
	Mid-2021 to Mid-2026	8,000	7,600	100	7,520	2,210	430	550	0	3,190	-	-
	Mid-2021 to Mid-2031	18,600	17,800	200	17,500	4,940	1,020	1,180	0	7,150	-	-
	Mid-2021 to Mid-2036	29,400	28,100	300	27,700	7,710	1,720	1,840	0	11,290	-	-
	Mid-2021 to Mid-2041	40,600	38,800	500	38,300	10,530	2,550	2,530	0	15,620	-	-
	Mid-2021 to Mid-2046	51,400	49,200	600	48,500	13,370	3,450	3,300	0	20,120	-	-
	Mid-2021 to Mid-2051	62,000	59,300	700	58,500	16,070	4,400	4,160	0	24,630	-	-
	Mid-2021 to Mid-2056	69,900	66,800	900	65,900	18,430	5,340	4,930	0	28,690	-	-

iii) Population Forecast by Local Municipality, 2021 to 2056

Year	Township of Adelaide- Metcalf	Township of Lucan Biddulph	Municipality of Middlesex Centre	Village of Newbury	Municipality of North Middlesex	Municipality of Southwest Middlesex	Municipality of Strathroy- Caradoc	Municipality of Thames Centre	Middlesex County
2001	3,300	4,400	14,900	400	7,200	6,400	20,000	13,000	69,700
2006	3,300	4,400	16,300	500	7,000	6,200	20,900	13,700	72,200
2011	3,200	4,500	17,200	500	7,000	6,100	21,900	13,600	74,000
2016	3,100	4,900	18,000	500	6,600	6,000	21,800	13,800	74,800
2021	3,100	5,900	19,800	500	6,600	6,200	25,000	14,600	81,700
2036	3,600	8,800	29,600	600	7,600	6,900	34,600	19,300	111,100
2046	4,200	10,000	36,900	700	8,600	7,700	41,400	23,500	133,100
2056	4,700	11,000	42,800	800	9,400	8,300	47,400	27,000	151,500
Total Population Growth									
2001 to 2021	-200	1,500	4,900	100	-600	-200	5,000	1,600	12,000
2021 to 2036	500	2,900	9,800	100	1,000	700	9,600	4,700	29,400
2021 to 2046	1,100	4,100	17,100	200	2,000	1,500	16,400	8,900	51,400
2021 to 2056	1,600	5,100	23,000	300	2,800	2,100	22,400	12,400	69,800
Annual Population Growth Rate									
2001 to 2021	-0.3%	1.5%	1.4%	1.1%	-0.4%	-0.2%	1.1%	0.6%	0.8%
2021 to 2036	1.0%	2.7%	2.7%	1.2%	0.9%	0.7%	2.2%	1.9%	2.1%
2021 to 2046	1.2%	2.1%	2.5%	1.4%	1.1%	0.9%	2.0%	1.9%	2.0%
2021 to 2056	1.2%	1.8%	2.2%	1.4%	1.0%	0.8%	1.8%	1.8%	1.8%

v) Housing Forecast by Local Municipality, 2021 to 2056

Year	Township of Adelaide-Metcalf	Township of Lucan Biddulph	Municipality of Middlesex Centre	Village of Newbury	Municipality of North Middlesex	Municipality of Southwest Middlesex	Municipality of Strathroy-Caradoc	Municipality of Thames Centre	Middlesex County
2001	1,000	1,400	4,700	200	2,300	2,200	7,000	4,300	23,200
2006	1,000	1,500	5,200	200	2,300	2,300	7,500	4,600	24,500
2011	1,000	1,600	5,700	200	2,300	2,400	8,000	4,700	25,700
2016	1,000	1,800	6,000	200	2,300	2,400	8,300	4,900	26,900
2021	1,000	2,100	6,700	200	2,400	2,400	9,500	5,200	29,400
2036	1,200	3,200	10,400	300	2,800	2,800	13,200	6,900	40,700
2046	1,400	3,700	13,200	300	3,200	3,100	16,000	8,500	49,500
2056	1,700	4,200	15,900	300	3,600	3,500	19,000	10,000	58,100
Total Housing Growth									
2001 to 2021	0	700	2,000	0	100	200	2,500	900	6,200
2021 to 2036	200	1,100	3,700	100	400	400	3,700	1,700	11,300
2021 to 2046	400	1,600	6,500	100	800	700	6,500	3,300	20,100
2021 to 2056	700	2,100	9,200	100	1,200	1,100	9,500	4,800	28,700
Annual Housing Growth Rate									
2001 to 2021	0.0%	2.0%	1.8%	0.0%	0.2%	0.4%	1.5%	1.0%	1.2%
2021 to 2036	1.2%	2.8%	3.0%	2.7%	1.0%	1.0%	2.2%	1.9%	2.2%
2021 to 2046	1.4%	2.3%	2.7%	1.6%	1.2%	1.0%	2.1%	2.0%	2.1%
2021 to 2056	1.5%	2.0%	2.5%	1.2%	1.2%	1.1%	2.0%	1.9%	2.0%

iv) Employment Forecast by Local Municipality, 2021 to 2056

Year	Township of Adelaide-Metcalf	Township of Lucan Biddulph	Municipality of Middlesex Centre	Village of Newbury	Municipality of North Middlesex	Municipality of Southwest Middlesex	Municipality of Strathroy-Caradoc	Municipality of Thames Centre	Middlesex County
2006	1,500	1,200	5,000	300	2,200	2,100	8,400	4,300	25,100
2011	1,000	1,200	4,500	100	1,800	1,800	8,200	3,900	22,700
2016	1,300	1,300	5,700	300	2,200	1,700	8,900	4,700	26,000
2024	1,700	2,000	7,500	200	2,500	2,000	9,800	5,900	31,600
2036	2,000	2,800	10,300	200	2,800	2,300	12,200	7,600	40,100
2046	2,300	3,600	12,400	300	3,100	2,500	14,100	9,200	47,600
2056	2,600	4,300	13,800	300	3,400	2,700	15,800	10,800	53,800
Total Employment Growth									
2006 to 2024	200	800	2,500	-100	300	-100	1,400	1,600	6,500
2024 to 2036	300	800	2,800	0	300	300	2,400	1,700	8,500
2024 to 2046	600	1,600	4,900	100	600	500	4,300	3,300	16,000
2024 to 2056	900	2,300	6,300	100	900	700	6,000	4,900	22,200
Annual Employment Growth Rate									
2006 to 2024	0.7%	2.9%	2.3%	-2.2%	0.7%	-0.3%	0.9%	1.8%	1.3%
2024 to 2036	1.4%	2.8%	2.7%	0.0%	0.9%	1.2%	1.8%	2.1%	2.0%
2024 to 2046	1.4%	2.7%	2.3%	1.9%	1.0%	1.0%	1.7%	2.0%	1.9%
2024 to 2056	1.3%	2.4%	1.9%	1.3%	1.0%	0.9%	1.5%	1.9%	1.7%

2) Middlesex County Population, Household and Employment Forecast by Local Municipality

i) Village of Newbury, Population and Housing Growth, 2021 to 2056

Year		Population (Including Census undercount) ⁽¹⁾	Excluding Census Undercount			Housing Units				Total Households	Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.): without undercount
			Population	Institutional Population	Population Excluding Institutional Population	Low Density ⁽²⁾	Medium Density ⁽³⁾	High Density ⁽⁴⁾	Other			
Historical	Mid-2001	400	400	0	400	150	10	0	0	160	2.85	2.72
	Mid-2006	500	400	0	400	150	0	30	10	180	2.55	2.44
	Mid-2011	500	400	0	500	160	0	30	0	190	2.45	2.34
	Mid-2016	500	500	0	400	160	0	10	0	170	2.86	2.74
	Mid-2021	500	400	0	400	180	10	20	0	200	2.36	2.26
Forecast	Mid-2026	500	500	0	500	190	10	20	0	210	2.38	2.27
	Mid-2031	600	500	0	500	210	10	20	0	240	2.42	2.31
	Mid-2036	600	600	0	600	230	10	20	0	260	2.45	2.34
	Mid-2041	700	700	0	700	250	10	30	0	280	2.47	2.36
	Mid-2046	700	700	0	700	260	10	30	0	300	2.47	2.37
	Mid-2051	800	800	0	800	280	10	30	0	320	2.47	2.36
	Mid-2056	800	800	0	800	290	10	40	0	340	2.44	2.34
Increment	Mid-2001 to Mid-2021	100	0	0	0	30	0	20	0	40	-	-
	Mid-2021 to Mid-2026	0	100	0	100	10	0	0	0	10	-	-
	Mid-2021 to Mid-2031	100	100	0	100	30	0	0	0	40	-	-
	Mid-2021 to Mid-2036	100	200	0	200	50	0	0	0	60	-	-
	Mid-2021 to Mid-2041	200	300	0	300	70	0	10	0	80	-	-
	Mid-2021 to Mid-2046	200	300	0	300	80	0	10	0	100	-	-
	Mid-2021 to Mid-2051	300	400	0	400	100	0	10	0	120	-	-
	Mid-2021 to Mid-2056	300	400	0	400	110	0	20	0	140	-	-

ii) Village of Newbury, Employment Growth, 2021 to 2056

Year		Population (Including Census undercount) ⁽¹⁾	Primary	Work at Home	Industrial	Commercial/ Population- Related	Institutional	N.F.P.O.W.	Total Employment	Activity Rate
Historical	Mid-2006	500	10	10	20	120	150	30	340	68.0%
	Mid-2011	500	0	0	0	60	80	0	140	28.0%
	Mid-2016	500	0	30	30	70	110	30	270	54.0%
	Mid-2021	500	0	10	30	90	70	30	230	46.0%
Forecast	Mid-2024	500	0	40	30	40	30	30	170	36.6%
	Mid-2026	500	0	40	30	40	30	30	170	33.0%
	Mid-2031	600	0	40	40	50	30	40	190	34.2%
	Mid-2036	600	0	50	40	50	40	40	220	34.4%
	Mid-2041	700	0	50	40	60	40	50	240	34.0%
	Mid-2046	700	0	50	50	60	40	50	260	34.1%
	Mid-2051	800	0	60	50	70	50	60	270	34.4%
	Mid-2056	800	0	60	50	70	50	60	290	34.9%
Increment	Mid-2006 to Mid-2024	0	-10	30	20	-80	-120	-10	-170	-31.4%
	Mid-2024 to Mid-2026	100	0	0	0	0	0	0	0	-3.6%
	Mid-2024 to Mid-2031	100	0	10	0	10	0	10	30	-2.5%
	Mid-2024 to Mid-2036	200	0	10	10	10	10	10	50	-2.2%
	Mid-2024 to Mid-2041	200	0	10	10	20	10	20	70	-2.6%
	Mid-2024 to Mid-2046	300	0	20	10	20	10	20	90	-2.5%
	Mid-2024 to Mid-2051	300	0	20	10	30	20	30	110	-2.2%
	Mid-2024 to Mid-2056	400	0	20	20	30	20	40	120	-1.8%

iii) Municipality of Southwest Middlesex, Population and Housing Growth, 2021 to 2056

Year		Population (Including Census undercount) ^[1]	Excluding Census Undercount			Housing Units				Total Households	Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
			Population	Institutional Population	Population Excluding Institutional Population	Low Density ^[2]	Medium Density ^[3]	High Density ^[4]	Other			
Historical	Mid-2001	6,400	6,100	0	6,100	2,040	50	150	20	2,250	2.86	2.74
	Mid-2006	6,200	5,900	100	5,800	2,060	90	140	10	2,290	2.69	2.58
	Mid-2011	6,100	5,900	100	5,800	2,100	80	140	40	2,350	2.60	2.49
	Mid-2016	6,000	5,700	100	5,700	2,110	90	160	10	2,350	2.55	2.44
	Mid-2021	6,200	5,900	100	5,800	2,150	70	190	10	2,410	2.56	2.45
Forecast	Mid-2026	6,300	6,000	100	5,900	2,220	90	190	10	2,500	2.52	2.41
	Mid-2031	6,600	6,300	100	6,200	2,310	120	200	10	2,630	2.52	2.41
	Mid-2036	6,900	6,600	100	6,500	2,410	150	210	10	2,770	2.49	2.39
	Mid-2041	7,300	7,000	100	6,900	2,540	190	220	10	2,950	2.48	2.37
	Mid-2046	7,700	7,400	100	7,300	2,650	230	240	10	3,130	2.45	2.35
	Mid-2051	8,000	7,700	100	7,600	2,760	290	270	10	3,320	2.42	2.32
	Mid-2056	8,300	8,000	100	7,900	2,840	340	310	10	3,500	2.38	2.28
Increment	Mid-2001 to Mid-2021	-200	-200	100	-300	110	20	40	-10	160	-	-
	Mid-2021 to Mid-2026	100	100	0	100	70	20	0	0	90	-	-
	Mid-2021 to Mid-2031	400	400	0	400	160	50	10	0	220	-	-
	Mid-2021 to Mid-2036	700	700	0	700	260	80	20	0	360	-	-
	Mid-2021 to Mid-2041	1,100	1,100	0	1,100	390	120	30	0	540	-	-
	Mid-2021 to Mid-2046	1,500	1,500	0	1,500	500	160	50	0	720	-	-
	Mid-2021 to Mid-2051	1,800	1,800	0	1,800	610	220	80	0	910	-	-
	Mid-2021 to Mid-2056	2,100	2,100	0	2,100	690	270	120	0	1,090	-	-

iv) Municipality of Southwest Middlesex Employment Growth, 2021 to 2056

Year		Population (Including Census undercount) ^[1]	Primary	Work at Home	Industrial	Commercial/ Population- Related	Institutional	N.F.P.O.W.	Total Employment	Activity Rate
Historical	Mid-2006	6,200	70	450	790	400	230	140	2,080	33.5%
	Mid-2011	6,100	90	370	380	510	340	150	1,840	30.2%
	Mid-2016	6,000	90	320	350	450	290	210	1,710	28.5%
	Mid-2021	6,200	90	460	310	350	290	180	1,680	27.1%
Forecast	Mid-2024	6,300	90	370	400	580	400	190	2,030	32.3%
	Mid-2026	6,300	100	370	400	580	400	190	2,040	32.3%
	Mid-2031	6,600	100	390	420	600	410	200	2,130	32.2%
	Mid-2036	6,900	110	420	440	640	440	220	2,260	32.6%
	Mid-2041	7,300	110	440	480	660	450	240	2,380	32.5%
	Mid-2046	7,700	110	460	510	690	470	270	2,510	32.6%
	Mid-2051	8,000	120	490	540	710	490	290	2,620	32.6%
	Mid-2056	8,300	120	510	560	730	510	300	2,720	32.6%
Increment	Mid-2006 to Mid-2024	100	30	-80	-390	180	170	60	-30	-1.2%
	Mid-2024 to Mid-2026	0	0	0	0	0	0	0	20	0.0%
	Mid-2024 to Mid-2031	400	10	20	20	30	20	10	110	-0.2%
	Mid-2024 to Mid-2036	600	10	50	40	60	40	30	230	0.3%
	Mid-2024 to Mid-2041	1,000	20	70	80	80	60	50	350	0.2%
	Mid-2024 to Mid-2046	1,400	20	100	110	110	70	70	480	0.3%
	Mid-2024 to Mid-2051	1,800	20	120	140	130	90	90	600	0.3%
	Mid-2024 to Mid-2056	2,100	20	140	160	150	110	110	700	0.3%

v) Municipality of Strathroy-Caradoc, Population and Housing Growth, 2021 to 2056

Year		Population (Including Census undercount) ^[1]	Excluding Census Undercount			Housing Units				Total Households	Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
			Population	Institutional Population	Population Excluding Institutional Population	Low Density ^[2]	Medium Density ^[3]	High Density ^[4]	Other			
Historical	Mid-2001	20,000	19,100	0	19,100	5,780	270	900	50	6,990	2.86	2.73
	Mid-2006	20,900	20,000	200	19,800	6,110	330	900	170	7,500	2.78	2.66
	Mid-2011	21,900	21,000	600	20,300	6,490	290	1,010	180	7,970	2.75	2.63
	Mid-2016	21,800	20,900	300	20,500	6,770	320	1,030	190	8,300	2.63	2.52
	Mid-2021	25,000	23,900	300	23,600	7,520	460	1,270	220	9,460	2.64	2.52
Forecast	Mid-2026	27,600	26,400	400	26,000	8,320	540	1,430	220	10,510	2.62	2.51
	Mid-2031	31,100	29,700	400	29,300	9,150	720	1,740	220	11,830	2.63	2.51
	Mid-2036	34,600	33,100	400	32,700	10,000	900	2,030	220	13,150	2.63	2.51
	Mid-2041	38,100	36,400	500	35,900	10,800	1,170	2,330	220	14,520	2.62	2.51
	Mid-2046	41,400	39,600	500	39,100	11,620	1,520	2,660	220	16,020	2.59	2.47
	Mid-2051	45,000	43,100	600	42,500	12,470	1,900	3,000	220	17,600	2.56	2.45
	Mid-2056	47,400	45,400	600	44,800	13,180	2,300	3,300	220	19,010	2.50	2.39
	Mid-2001 to Mid-2021	5,000	4,800	300	4,500	1,740	190	370	170	2,470	-	-
Increment	Mid-2021 to Mid-2026	2,600	2,500	100	2,400	800	80	160	0	1,050	-	-
	Mid-2021 to Mid-2031	6,100	5,800	100	5,700	1,630	260	470	0	2,370	-	-
	Mid-2021 to Mid-2036	9,600	9,200	100	9,100	2,480	440	760	0	3,690	-	-
	Mid-2021 to Mid-2041	13,100	12,500	200	12,300	3,280	710	1,060	0	5,060	-	-
	Mid-2021 to Mid-2046	16,400	15,700	200	15,500	4,100	1,060	1,390	0	6,560	-	-
	Mid-2021 to Mid-2051	20,000	19,200	300	18,900	4,950	1,440	1,730	0	8,140	-	-
	Mid-2021 to Mid-2056	22,400	21,500	300	21,200	5,660	1,840	2,030	0	9,550	-	-

vi) Municipality of Strathroy-Caradoc Employment Growth, 2021 to 2056

Year		Population (Including Census undercount) ^[1]	Primary	Work at Home	Industrial	Commercial/ Population- Related	Institutional	N.F.P.O.W.	Total Employment	Activity Rate
Historical	Mid-2006	20,900	400	790	2,930	2,370	1,330	600	8,420	40.3%
	Mid-2011	21,900	290	630	2,590	2,370	1,830	480	8,190	37.4%
	Mid-2016	21,800	270	730	2,920	2,480	1,750	770	8,920	40.9%
	Mid-2021	25,000	500	2,050	3,230	2,500	1,690	1,300	11,270	45.1%
Forecast	Mid-2024	25,900	280	850	3,320	2,380	1,630	1,350	9,810	37.9%
	Mid-2026	27,600	280	910	3,420	2,420	1,670	1,410	10,100	36.6%
	Mid-2031	31,100	280	1,100	3,690	2,620	1,830	1,620	11,140	35.8%
	Mid-2036	34,600	280	1,280	3,960	2,860	1,970	1,810	12,170	35.2%
	Mid-2041	38,100	280	1,460	4,270	3,080	2,100	1,970	13,160	34.6%
	Mid-2046	41,400	280	1,640	4,560	3,290	2,210	2,140	14,120	34.1%
	Mid-2051	45,000	280	1,810	4,840	3,480	2,340	2,310	15,060	33.4%
Increment	Mid-2056	47,400	280	1,890	5,090	3,610	2,460	2,460	15,790	33.3%
	Mid-2006 to Mid-2024	5,000	-120	70	390	10	300	760	1,410	-2.4%
	Mid-2024 to Mid-2026	1,700	0	60	100	40	30	60	280	-1.3%
	Mid-2024 to Mid-2031	5,200	0	250	370	240	190	270	1,330	-2.1%
	Mid-2024 to Mid-2036	8,700	0	430	650	480	330	460	2,360	-2.7%
	Mid-2024 to Mid-2041	12,200	0	610	950	710	460	620	3,350	-3.4%
	Mid-2024 to Mid-2046	15,500	0	790	1,240	910	580	790	4,310	-3.8%
	Mid-2024 to Mid-2051	19,200	0	960	1,520	1,100	710	960	5,250	-4.5%
	Mid-2024 to Mid-2056	21,600	0	1,040	1,770	1,230	830	1,110	5,980	-4.6%

vii) Municipality of Thames Centre, Population and Housing Growth, 2021 to 2056

Year		Population (Including Census undercount) ^[1]	Excluding Census Undercount			Housing Units				Total Households	Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.): without undercount
			Population	Institutional Population	Population Excluding Institutional Population	Low Density ^[2]	Medium Density ^[3]	High Density ^[4]	Other			
Historical	Mid-2001	13,000	12,500	0	12,500	4,040	70	110	120	4,330	3.02	2.88
	Mid-2006	13,700	13,100	100	13,000	4,220	80	130	170	4,590	2.98	2.85
	Mid-2011	13,600	13,000	0	13,000	4,370	70	110	180	4,730	2.88	2.75
	Mid-2016	13,800	13,200	0	13,200	4,530	80	160	160	4,930	2.80	2.68
	Mid-2021	14,600	14,000	100	13,900	4,740	140	210	100	5,180	2.82	2.70
Forecast	Mid-2026	15,600	15,000	100	14,900	5,080	200	210	100	5,590	2.80	2.68
	Mid-2031	17,400	16,600	200	16,400	5,600	290	220	100	6,210	2.80	2.67
	Mid-2036	19,300	18,500	200	18,300	6,160	430	250	100	6,940	2.78	2.66
	Mid-2041	21,300	20,400	200	20,200	6,750	590	280	100	7,720	2.77	2.64
	Mid-2046	23,500	22,400	200	22,200	7,330	760	320	100	8,510	2.76	2.64
	Mid-2051	25,400	24,300	300	24,000	7,880	930	370	100	9,280	2.74	2.62
	Mid-2056	27,000	25,900	300	25,600	8,350	1,100	450	100	10,000	2.70	2.59
Increment	Mid-2001 to Mid-2021	1,600	1,500	100	1,400	700	70	100	-20	850	-	-
	Mid-2021 to Mid-2026	1,000	1,000	0	1,000	340	60	0	0	410	-	-
	Mid-2021 to Mid-2031	2,800	2,600	100	2,500	860	150	10	0	1,030	-	-
	Mid-2021 to Mid-2036	4,700	4,500	100	4,400	1,420	290	40	0	1,760	-	-
	Mid-2021 to Mid-2041	6,700	6,400	100	6,300	2,010	450	70	0	2,540	-	-
	Mid-2021 to Mid-2046	8,900	8,400	100	8,300	2,590	620	110	0	3,330	-	-
	Mid-2021 to Mid-2051	10,800	10,300	200	10,100	3,140	790	160	0	4,100	-	-
	Mid-2021 to Mid-2056	12,400	11,900	200	11,700	3,610	960	240	0	4,820	-	-

viii) Municipality of Thames Centre Employment Growth, 2021 to 2056

Year		Population (Including Census undercount) ^[1]	Primary	Work at Home	Industrial	Commercial/ Population- Related	Institutional	N.F.P.O.W.	Total Employment	Activity Rate
Historical	Mid-2006	13,700	260	1,050	1,230	880	330	550	4,300	31.4%
	Mid-2011	13,600	200	770	1,000	1,140	490	350	3,950	29.0%
	Mid-2016	13,800	350	910	1,160	1,250	370	700	4,740	34.3%
	Mid-2021	14,600	330	1,860	1,030	980	360	800	5,360	36.7%
Forecast	Mid-2024	15,300	370	1,060	1,310	1,410	970	830	5,940	38.8%
	Mid-2026	15,600	370	1,100	1,360	1,440	1,000	850	6,120	39.1%
	Mid-2031	17,400	370	1,250	1,520	1,630	1,070	960	6,800	39.2%
	Mid-2036	19,300	370	1,430	1,710	1,780	1,180	1,090	7,550	39.1%
	Mid-2041	21,300	370	1,630	1,920	1,950	1,280	1,220	8,370	39.2%
	Mid-2046	23,500	370	1,840	2,170	2,090	1,390	1,390	9,240	39.4%
	Mid-2051	25,400	370	2,040	2,390	2,230	1,500	1,550	10,080	39.7%
	Mid-2056	27,000	370	2,270	2,550	2,330	1,600	1,670	10,780	39.9%
Increment	Mid-2006 to Mid-2024	1,600	110	10	80	520	640	280	1,630	7.4%
	Mid-2024 to Mid-2026	300	0	50	50	30	30	30	180	0.3%
	Mid-2024 to Mid-2031	2,100	0	190	210	220	110	140	870	0.4%
	Mid-2024 to Mid-2036	4,000	0	380	390	380	210	260	1,620	0.3%
	Mid-2024 to Mid-2041	6,000	0	570	610	540	320	390	2,430	0.4%
	Mid-2024 to Mid-2046	8,200	0	780	850	690	420	560	3,300	0.6%
	Mid-2024 to Mid-2051	10,100	0	990	1,080	820	540	720	4,140	0.9%
	Mid-2024 to Mid-2056	11,700	0	1,210	1,240	920	640	840	4,850	1.1%

ix) Municipality of Middlesex Centre, Population and Housing Growth, 2021 to 2056,

Year		Population (Including Census undercount) ⁽¹⁾	Excluding Census Undercount			Housing Units				Total Households	Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.): without undercount
			Population	Institutional Population	Population Excluding Institutional Population	Low Density ⁽²⁾	Medium Density ⁽³⁾	High Density ⁽⁴⁾	Other			
Historical	Mid-2001	14,900	14,200	400	13,800	4,570	30	120	10	4,720	3.15	3.02
	Mid-2006	16,300	15,600	500	15,100	4,830	300	90	30	5,240	3.11	2.98
	Mid-2011	17,200	16,500	300	16,100	5,410	150	90	0	5,650	3.05	2.92
	Mid-2016	18,000	17,300	400	16,900	5,720	140	130	10	5,980	3.02	2.89
	Mid-2021	19,800	18,900	200	18,700	6,160	240	160	140	6,700	2.96	2.83
Forecast	Mid-2026	22,700	21,700	200	21,500	6,810	450	370	140	7,780	2.91	2.79
	Mid-2031	26,000	24,900	300	24,600	7,580	690	610	140	9,010	2.89	2.76
	Mid-2036	29,600	28,300	300	28,000	8,370	980	890	140	10,380	2.85	2.73
	Mid-2041	33,300	31,800	300	31,500	9,200	1,270	1,170	140	11,780	2.83	2.70
	Mid-2046	36,900	35,300	300	35,000	10,050	1,560	1,480	140	13,220	2.79	2.67
	Mid-2051	40,300	38,500	400	38,100	10,810	1,840	1,860	140	14,640	2.75	2.63
	Mid-2056	42,800	41,000	400	40,600	11,470	2,090	2,160	140	15,850	2.70	2.58
	Mid-2001 to Mid-2021	4,900	4,700	-200	4,900	1,590	210	40	130	1,980	-	-
Increment	Mid-2021 to Mid-2026	2,900	2,800	0	2,800	650	210	210	0	1,080	-	-
	Mid-2021 to Mid-2031	6,200	6,000	100	5,900	1,420	450	450	0	2,310	-	-
	Mid-2021 to Mid-2036	9,800	9,400	100	9,300	2,210	740	730	0	3,680	-	-
	Mid-2021 to Mid-2041	13,500	12,900	100	12,800	3,040	1,030	1,010	0	5,080	-	-
	Mid-2021 to Mid-2046	17,100	16,400	100	16,300	3,890	1,320	1,320	0	6,520	-	-
	Mid-2021 to Mid-2051	20,500	19,600	200	19,400	4,650	1,600	1,700	0	7,940	-	-
	Mid-2021 to Mid-2056	23,000	22,100	200	21,900	5,310	1,850	2,000	0	9,150	-	-

xi) Municipality of Middlesex Centre, Employment Growth, 2021 to 2056

Year		Population (Including Census undercount) ⁽¹⁾	Primary	Work at Home	Industrial	Commercial/ Population- Related	Institutional	N.F.P.O.W.	Total Employment	Activity Rate
Historical	Mid-2006	16,300	250	1,220	1,110	930	900	590	5,000	30.7%
	Mid-2011	17,200	240	1,220	1,090	870	750	370	4,540	26.4%
	Mid-2016	18,000	270	1,260	1,190	1,230	900	850	5,700	31.7%
	Mid-2021	19,800	270	2,840	1,130	1,070	820	990	7,120	36.0%
Forecast	Mid-2024	21,700	280	1,460	1,350	1,990	1,370	1,040	7,480	34.5%
	Mid-2026	22,700	280	1,540	1,470	2,050	1,420	1,090	7,850	34.6%
	Mid-2031	26,000	290	1,780	1,860	2,370	1,610	1,280	9,190	35.3%
	Mid-2036	29,600	290	1,980	2,230	2,590	1,790	1,470	10,330	34.9%
	Mid-2041	33,300	290	2,200	2,560	2,790	1,960	1,630	11,430	34.3%
	Mid-2046	36,900	290	2,380	2,790	3,030	2,130	1,790	12,400	33.6%
	Mid-2051	40,300	300	2,500	3,000	3,190	2,280	1,930	13,200	32.7%
	Mid-2056	42,800	300	2,590	3,200	3,310	2,410	2,050	13,850	32.3%
Increment	Mid-2006 to Mid-2024	5,400	30	240	240	1,060	470	450	2,480	3.8%
	Mid-2024 to Mid-2026	1,000	0	80	120	60	50	50	370	0.1%
	Mid-2024 to Mid-2031	4,300	10	320	520	370	240	250	1,710	0.8%
	Mid-2024 to Mid-2036	7,900	10	510	890	600	420	430	2,850	0.4%
	Mid-2024 to Mid-2041	11,600	10	740	1,210	800	590	590	3,950	-0.2%
	Mid-2024 to Mid-2046	15,200	20	920	1,440	1,030	760	750	4,920	-0.9%
	Mid-2024 to Mid-2051	18,600	20	1,040	1,660	1,200	920	890	5,720	-1.8%
	Mid-2024 to Mid-2056	21,200	20	1,130	1,850	1,310	1,040	1,020	6,370	-2.2%

xii) Municipality of North Middlesex, Population and Housing Growth, 2021 to 2056

Year		Population (Including Census undercount) ^[1]	Excluding Census Undercount			Housing Units				Total Households	Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
			Population	Institutional Population	Population Excluding Institutional Population	Low Density ^[2]	Medium Density ^[3]	High Density ^[4]	Other			
Historical	Mid-2001	7,200	6,900	0	6,900	2,180	70	80	20	2,330	3.10	2.96
	Mid-2006	7,000	6,700	300	6,500	2,170	20	100	30	2,310	3.05	2.92
	Mid-2011	7,000	6,700	300	6,400	2,200	10	130	10	2,340	2.97	2.84
	Mid-2016	6,600	6,400	200	6,100	2,190	10	120	30	2,350	2.83	2.71
	Mid-2021	6,600	6,300	200	6,100	2,190	10	180	20	2,390	2.76	2.64
Forecast	Mid-2026	6,800	6,500	200	6,300	2,300	10	180	20	2,510	2.72	2.60
	Mid-2031	7,200	6,900	200	6,700	2,440	30	180	20	2,660	2.71	2.59
	Mid-2036	7,600	7,300	200	7,100	2,580	50	190	20	2,840	2.69	2.57
	Mid-2041	8,100	7,800	200	7,600	2,730	80	210	20	3,040	2.67	2.55
	Mid-2046	8,600	8,200	200	8,000	2,890	110	230	20	3,240	2.66	2.55
	Mid-2051	9,000	8,600	200	8,400	3,030	150	240	20	3,430	2.63	2.52
	Mid-2056	9,400	9,000	200	8,800	3,160	190	250	20	3,610	2.59	2.48
	Mid-2001 to Mid-2021	-600	-600	200	-800	10	-60	100	0	60	-	-
Increment	Mid-2021 to Mid-2026	200	200	0	200	110	0	0	0	120	-	-
	Mid-2021 to Mid-2031	600	600	0	600	250	20	0	0	270	-	-
	Mid-2021 to Mid-2036	1,000	1,000	0	1,000	390	40	10	0	450	-	-
	Mid-2021 to Mid-2041	1,500	1,500	0	1,500	540	70	30	0	650	-	-
	Mid-2021 to Mid-2046	2,000	1,900	0	1,900	700	100	50	0	850	-	-
	Mid-2021 to Mid-2051	2,400	2,300	0	2,300	840	140	60	0	1,040	-	-
	Mid-2021 to Mid-2056	2,800	2,700	0	2,700	970	180	70	0	1,220	-	-

xii) Municipality of North Middlesex, Employment Growth, 2021 to 2056

Year		Population (Including Census undercount) ^[1]	Primary	Work at Home	Industrial	Commercial/ Population- Related	Institutional	N.F.P.O.W.	Total Employment	Activity Rate
Historical	Mid-2006	7,000	130	770	220	410	430	260	2,220	31.7%
	Mid-2011	7,000	140	570	140	380	470	120	1,820	26.0%
	Mid-2016	6,600	260	580	230	360	490	260	2,180	33.0%
	Mid-2021	6,600	160	730	190	370	410	280	2,140	32.4%
Forecast	Mid-2024	6,700	270	670	260	620	430	290	2,530	37.6%
	Mid-2026	6,800	270	680	260	620	430	290	2,550	37.5%
	Mid-2031	7,200	280	700	280	660	450	300	2,660	36.9%
	Mid-2036	7,600	290	730	310	690	470	320	2,810	36.9%
	Mid-2041	8,100	290	760	340	730	500	340	2,970	36.6%
	Mid-2046	8,600	290	790	370	770	540	370	3,130	36.3%
	Mid-2051	9,000	290	820	400	820	570	390	3,280	36.3%
	Mid-2056	9,400	290	840	430	850	590	410	3,410	36.4%
Increment	Mid-2006 to Mid-2024	-300	140	-100	40	210	0	30	330	5.9%
	Mid-2024 to Mid-2026	100	0	10	0	0	0	0	20	-0.2%
	Mid-2024 to Mid-2031	500	10	20	20	40	20	20	130	-0.7%
	Mid-2024 to Mid-2036	900	10	60	50	70	50	30	280	-0.8%
	Mid-2024 to Mid-2041	1,400	20	90	80	110	80	60	440	-1.0%
	Mid-2024 to Mid-2046	1,900	20	120	110	160	110	80	600	-1.3%
	Mid-2024 to Mid-2051	2,300	20	150	140	200	140	100	750	-1.3%
	Mid-2024 to Mid-2056	2,600	20	170	170	230	160	130	880	-1.2%

xiv) Township of Adelaide Metcalfe, Population and Housing Growth, 2021 to 2056

	Year	Population (Including Census undercount) ^[1]	Excluding Census Undercount			Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.): without undercount
			Population	Institutional Population	Population Excluding Institutional Population	Low Density ^[2]	Medium Density ^[3]	High Density ^[4]	Other	Total Households		
Historical	Mid-2001	3,300	3,100	0	3,100	940	10	20	0	960	3.43	3.28
	Mid-2006	3,300	3,100	200	3,000	970	10	10	10	990	3.31	3.16
	Mid-2011	3,200	3,000	0	3,000	1,000	10	10	10	1,020	3.11	2.98
	Mid-2016	3,100	3,000	100	2,900	980	0	10	0	990	3.17	3.04
	Mid-2021	3,100	3,000	100	2,900	1,010	0	10	10	1,020	3.09	2.95
Forecast	Mid-2026	3,200	3,100	100	3,000	1,050	0	10	10	1,060	3.05	2.91
	Mid-2031	3,400	3,300	100	3,200	1,110	0	10	10	1,130	3.03	2.90
	Mid-2036	3,600	3,500	100	3,400	1,200	0	10	10	1,210	3.01	2.88
	Mid-2041	3,900	3,800	100	3,700	1,310	0	10	10	1,320	2.99	2.86
	Mid-2046	4,200	4,100	100	4,000	1,420	0	10	10	1,440	2.95	2.82
	Mid-2051	4,500	4,300	100	4,200	1,540	0	10	10	1,560	2.91	2.78
	Mid-2056	4,700	4,500	200	4,300	1,650	0	10	10	1,660	2.85	2.72
	Mid-2001 to Mid-2021	-200	-100	100	-200	70	-10	-10	10	60	-	-
Increment	Mid-2021 to Mid-2026	100	100	0	100	40	0	0	0	40	-	-
	Mid-2021 to Mid-2031	300	300	0	300	100	0	0	0	110	-	-
	Mid-2021 to Mid-2036	500	500	0	500	190	0	0	0	190	-	-
	Mid-2021 to Mid-2041	800	800	0	800	300	0	0	0	300	-	-
	Mid-2021 to Mid-2046	1,100	1,100	0	1,100	410	0	0	0	420	-	-
	Mid-2021 to Mid-2051	1,400	1,300	0	1,300	530	0	0	0	540	-	-
	Mid-2021 to Mid-2056	1,600	1,500	100	1,400	640	0	0	0	640	-	-

xv) Township of Adelaide Metcalfe, Employment Growth, 2021 to 2056

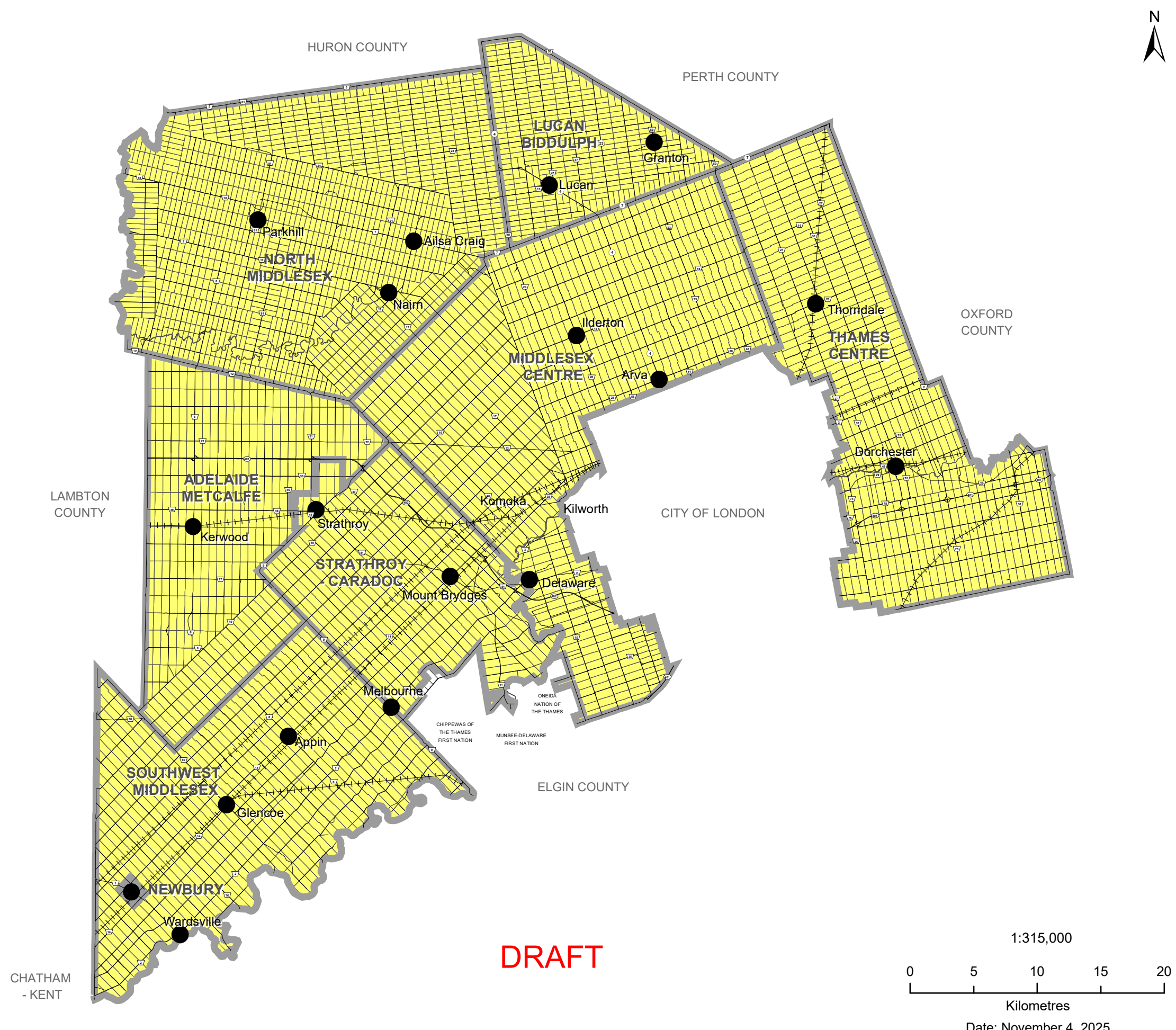
	Year	Population (Including Census undercount) ^[1]	Primary	Work at Home	Industrial	Commercial/ Population- Related	Institutional	N.F.P.O.W.	Total Employment	Activity Rate
Historical	Mid-2006	3,300	310	360	420	140	150	150	1,530	46.4%
	Mid-2011	3,200	170	330	230	140	70	90	1,030	32.2%
	Mid-2016	3,100	330	280	240	180	110	140	1,280	41.3%
	Mid-2021	3,100	350	350	350	250	170	230	1,700	54.8%
Forecast	Mid-2024	3,200	340	330	270	300	200	240	1,680	52.4%
	Mid-2026	3,200	340	330	270	300	210	250	1,700	52.7%
	Mid-2031	3,400	350	340	280	360	250	270	1,840	53.8%
	Mid-2036	3,600	350	360	280	430	290	300	2,000	54.8%
	Mid-2041	3,900	350	380	290	490	330	330	2,160	54.7%
	Mid-2046	4,200	350	400	290	550	370	370	2,330	54.9%
	Mid-2051	4,500	350	420	300	600	420	420	2,500	55.2%
Increment	Mid-2056	4,700	360	430	300	640	450	460	2,640	55.8%
	Mid-2006 to Mid-2024	-100	40	-30	-140	160	60	100	180	6.0%
	Mid-2024 to Mid-2026	0	0	0	0	10	10	0	20	0.3%
	Mid-2024 to Mid-2031	200	10	10	10	70	40	20	160	1.5%
	Mid-2024 to Mid-2036	400	10	30	10	130	90	50	320	2.4%
	Mid-2024 to Mid-2041	700	10	50	20	190	130	90	480	2.4%
	Mid-2024 to Mid-2046	1,000	10	70	20	250	170	130	650	2.5%
	Mid-2024 to Mid-2051	1,300	10	90	20	310	210	170	820	2.8%
	Mid-2024 to Mid-2056	1,500	20	100	30	350	250	220	960	3.4%

xvi) Township of Lucan Biddulph Population and Housing Growth, 2021 to 2056

Year		Population (Including Census undercount) ^[1]	Excluding Census Undercount			Housing Units				Total Households	Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.): without undercount
			Population	Institutional Population	Population Excluding Institutional Population	Low Density ^[2]	Medium Density ^[3]	High Density ^[4]	Other			
Historical	Mid-2001	4,400	4,200	0	4,200	1,290	10	130	10	1,440	3.06	2.93
	Mid-2006	4,400	4,200	0	4,100	1,340	20	150	10	1,510	2.91	2.78
	Mid-2011	4,500	4,300	0	4,300	1,460	30	90	20	1,600	2.83	2.71
	Mid-2016	4,900	4,700	100	4,600	1,630	40	120	20	1,790	2.75	2.63
	Mid-2021	5,900	5,700	100	5,600	1,910	70	140	10	2,120	2.80	2.68
Forecast	Mid-2026	6,800	6,500	100	6,400	2,080	120	300	10	2,500	2.73	2.61
	Mid-2031	7,900	7,600	100	7,500	2,370	160	360	10	2,900	2.73	2.61
	Mid-2036	8,800	8,400	100	8,300	2,600	200	410	10	3,210	2.73	2.61
	Mid-2041	9,500	9,000	100	8,900	2,800	230	450	10	3,490	2.71	2.60
	Mid-2046	10,000	9,600	100	9,500	2,970	260	500	10	3,730	2.69	2.57
	Mid-2051	10,600	10,100	100	10,000	3,150	280	530	10	3,960	2.66	2.55
	Mid-2056	11,000	10,500	100	10,400	3,320	290	570	10	4,190	2.62	2.50
Increment	Mid-2001 to Mid-2021	1,500	1,500	100	1,400	620	60	10	0	680	-	-
	Mid-2021 to Mid-2026	900	800	0	800	170	50	160	0	380	-	-
	Mid-2021 to Mid-2031	2,000	1,900	0	1,900	460	90	220	0	780	-	-
	Mid-2021 to Mid-2036	2,900	2,700	0	2,700	690	130	270	0	1,090	-	-
	Mid-2021 to Mid-2041	3,600	3,300	0	3,300	890	160	310	0	1,370	-	-
	Mid-2021 to Mid-2046	4,100	3,900	0	3,900	1,060	190	360	0	1,610	-	-
	Mid-2021 to Mid-2051	4,700	4,400	0	4,400	1,240	210	390	0	1,840	-	-
	Mid-2021 to Mid-2056	5,100	4,800	0	4,800	1,410	220	430	0	2,070	-	-

xvii) Township of Lucan Biddulph Employment Growth, 2021 to 2056

Year		Population (Including Census undercount) ^[1]	Primary	Work at Home	Industrial	Commercial/ Population- Related	Institutional	N.F.P.O.W.	Total Employment	Activity Rate
Historical	Mid-2006	4,400	130	330	160	270	240	130	1,260	28.6%
	Mid-2011	4,500	60	220	180	430	260	100	1,250	27.8%
	Mid-2016	4,900	110	260	240	340	180	200	1,330	27.1%
	Mid-2021	5,900	180	740	220	360	300	310	2,110	35.8%
Forecast	Mid-2024	6,500	120	300	270	600	410	330	2,020	30.9%
	Mid-2026	6,800	120	320	270	620	430	330	2,090	30.5%
	Mid-2031	7,900	130	420	280	740	500	360	2,430	30.6%
	Mid-2036	8,800	140	530	300	860	600	390	2,820	32.2%
	Mid-2041	9,500	140	650	330	1,000	680	420	3,220	34.0%
	Mid-2046	10,000	150	770	360	1,140	770	450	3,640	36.4%
	Mid-2051	10,600	150	890	380	1,270	880	480	4,050	38.3%
Increment	Mid-2056	11,000	150	970	400	1,350	950	510	4,330	39.5%
	Mid-2006 to Mid-2024	2,100	-20	-30	110	330	180	190	770	2.3%
	Mid-2024 to Mid-2026	300	0	30	0	20	20	10	70	-0.4%
	Mid-2024 to Mid-2031	1,400	10	120	10	140	90	40	410	-0.3%
	Mid-2024 to Mid-2036	2,200	20	240	30	270	180	70	800	1.3%
	Mid-2024 to Mid-2041	2,900	30	350	70	400	270	100	1,200	3.1%
	Mid-2024 to Mid-2046	3,500	30	470	100	540	360	130	1,630	5.5%
	Mid-2024 to Mid-2051	4,000	40	590	120	670	460	160	2,030	7.4%
	Mid-2024 to Mid-2056	4,400	40	670	130	750	540	180	2,310	8.6%



**COUNTY OF MIDDLESEX
OFFICIAL PLAN**

**SCHEDULE A
LAND USE**

Notations:

Due to the size and scale of the Schedules, the boundaries of features may not appear to be precise; therefore, the limits of these features should be determined through consultation with the County, appropriate Conservation Authority, local municipality and/or the Province.

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-  Agricultural Areas
-  Settlement Areas (Urban and Community)



COUNTY OF MIDDLESEX OFFICIAL PLAN

SCHEDULE B TRANSPORTATION

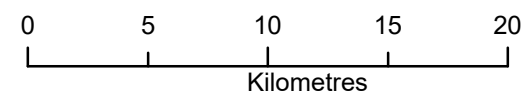
Notations:

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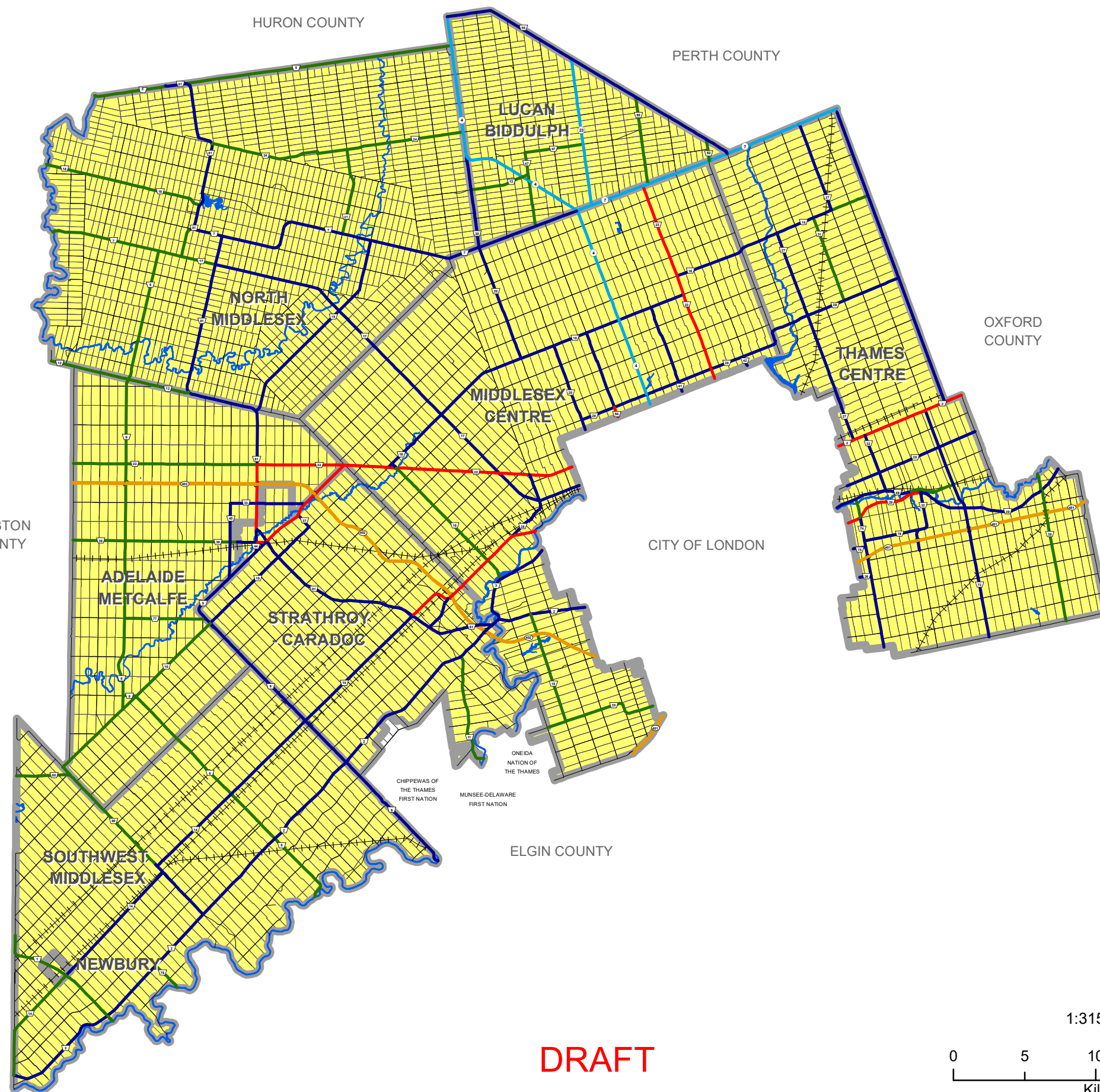
- Provincial 400 Series Highways
- Provincial Highways
- Four Lane Arterial Roads - County
- Arterial Roads - County
- Collector Roads - County
- Railroads

1:315,000



Date: November 4, 2025

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HURON COUNTY

PERTH COUNTY

OXFORD COUNTY

CITY OF LONDON

ELGIN COUNTY

CHATHAM
- KENT

LAMBTON COUNTY



**COUNTY OF MIDDLESEX
OFFICIAL PLAN**

**SCHEDULE C
NATURAL HERITAGE SYSTEM**

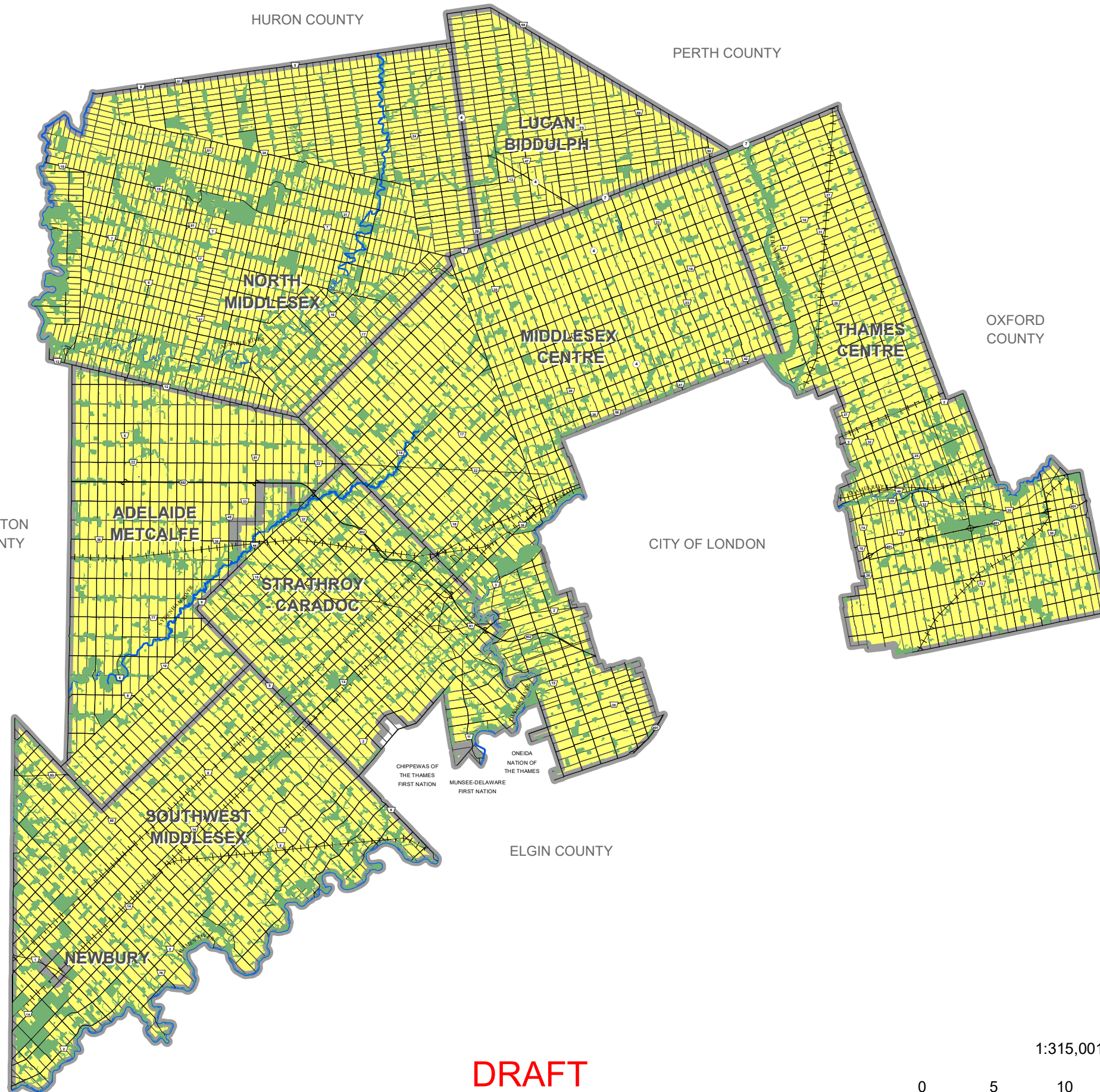
Notations:

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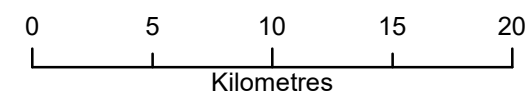
Proposed Official Plan Amendment No. 4 for
Ministry Consultation as of November 4, 2025

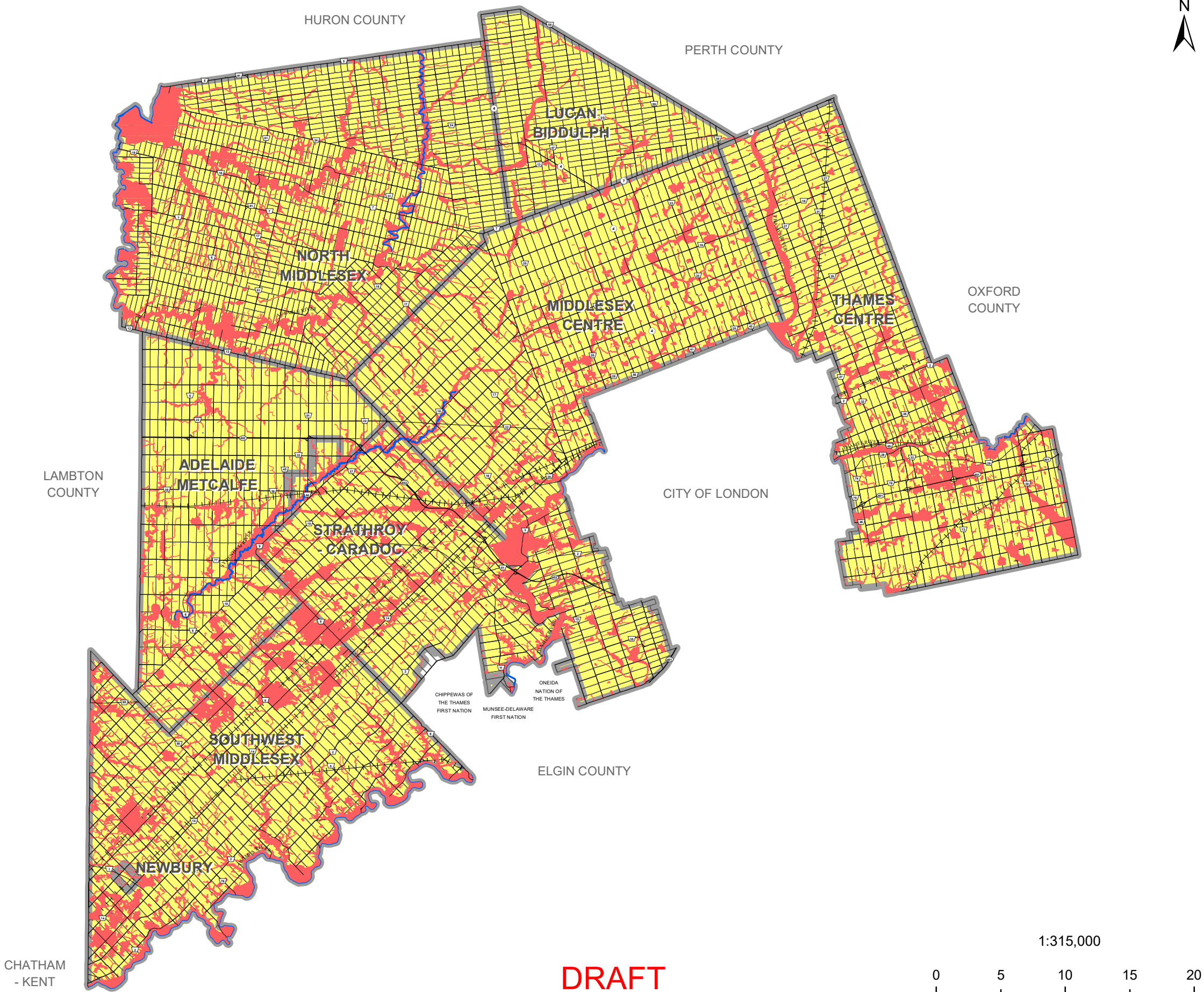
 Natural Heritage System



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COUNTY OF MIDDLESEX OFFICIAL PLAN

SCHEDULE D NATURAL HAZARD AREAS

Notations:

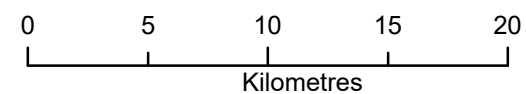
Due to the size and scale of the Schedules, the boundaries of features may not appear to be precise; therefore, the limits of these features should be determined through consultation with the County, appropriate Conservation Authority, local municipality and/or the Province.

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 Conservation Authority Regulation Limits

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Date: November 4 2025



**COUNTY OF MIDDLESEX
OFFICIAL PLAN
SCHEDULE E
AGGREGATE RESOURCES**

Notations:

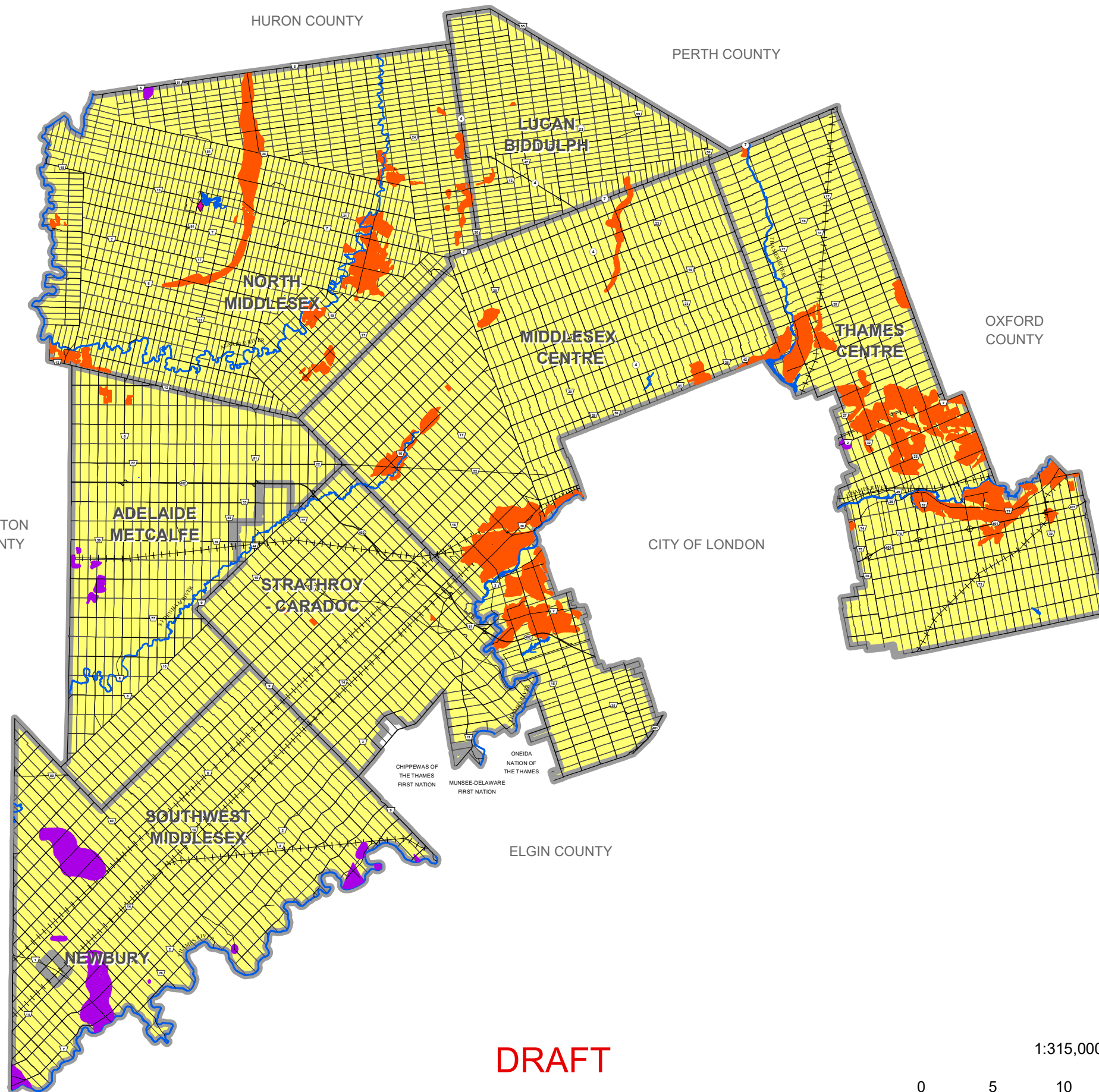
Due to the size and scale of the Schedules, the boundaries of features may not appear to be precise; therefore, the limits of these features should be determined through consultation with the County, appropriate Conservation Authority, local municipality and/or the Province.

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Although there appears to be an absence of Aggregate Resource Areas in the Municipalities of Adelaide Metcalfe, Strathroy-Caradoc, Southwest Middlesex and Newbury; this is only as a result of incomplete aggregate mapping for the County. The Province should be consulted for more detailed information regarding the location of aggregate resources in these areas.

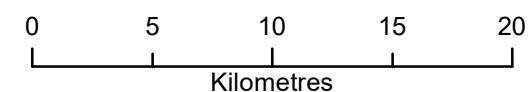
Proposed Official Plan Amendment No. 4 for
Ministry Consultation as of November 4, 2025

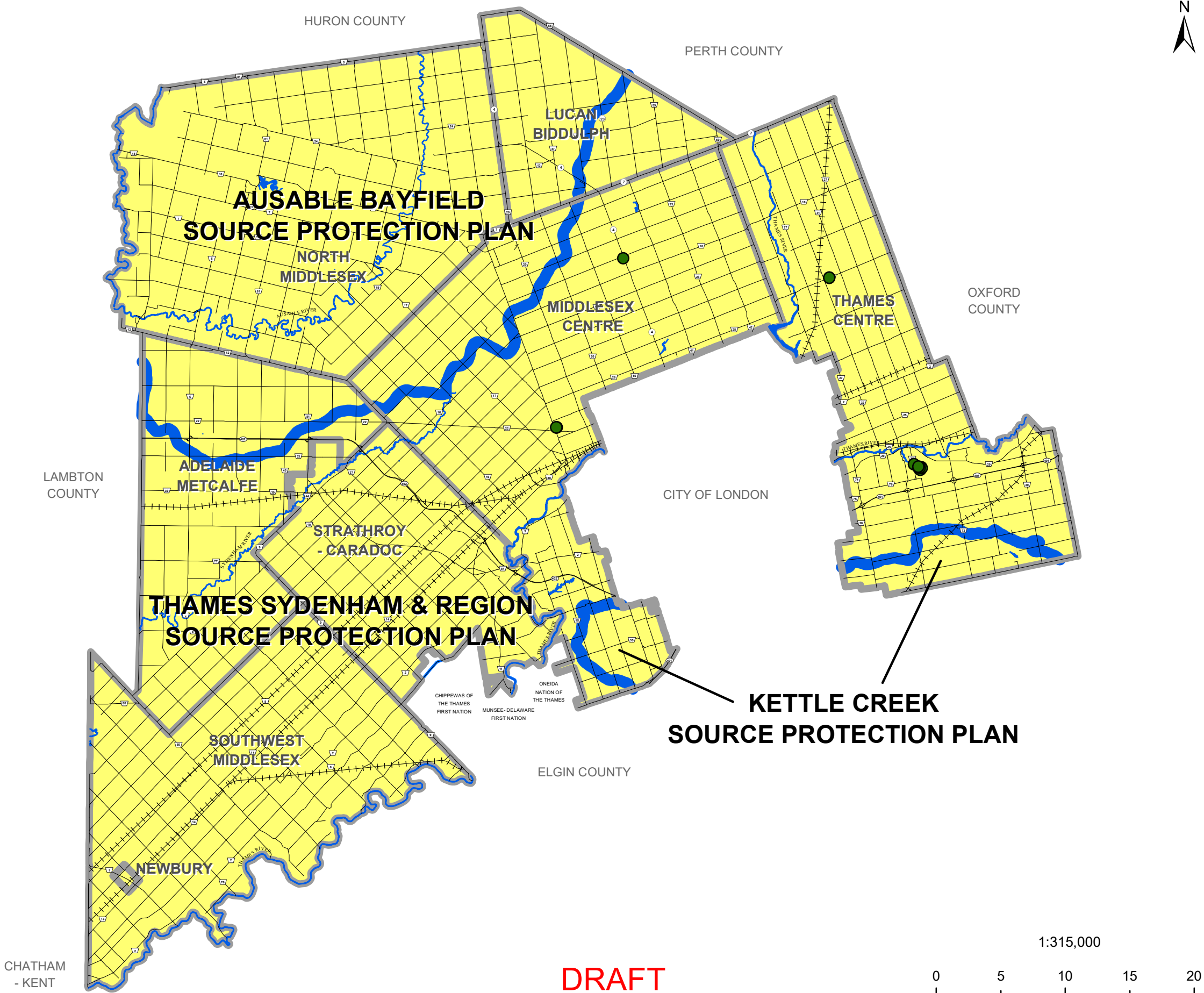
-  Aggregate Resource Areas
-  Petroleum Resource Pool Areas
-  Decomissioned Mine



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**COUNTY OF MIDDLESEX
OFFICIAL PLAN**

**SCHEDULE F
SOURCE WATER PROTECTION**

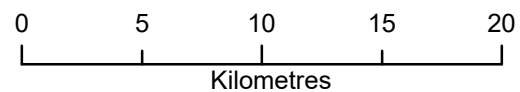
Notations:

Due to the size and scale of the Schedules, the boundaries of features may not appear to be precise; therefore, the limits of these features should be determined through consultation with the County, appropriate Conservation Authority, local municipality and/or the Province.

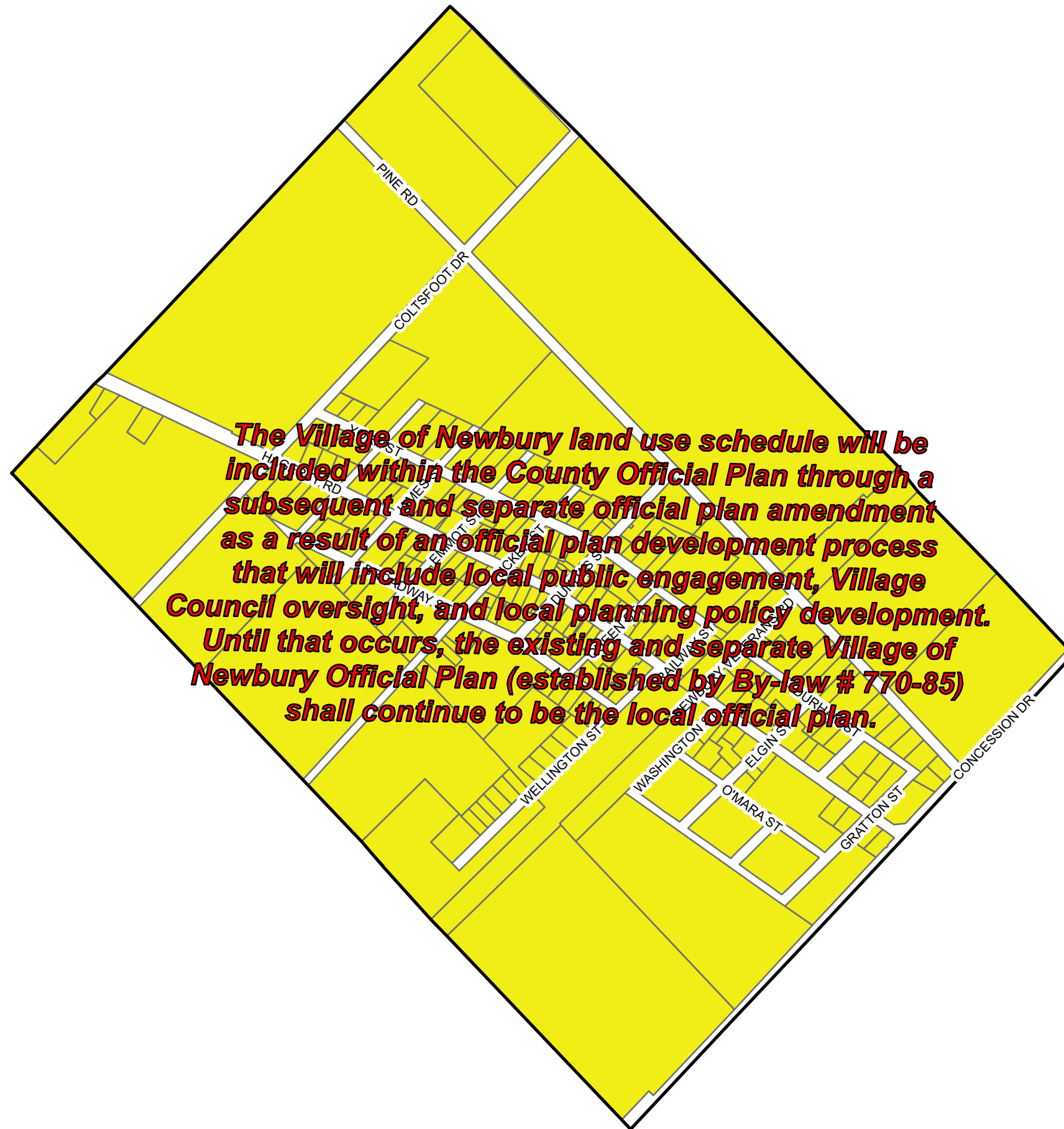
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-  Municipal Drinking Water Systems
-  Source Water Protection Area

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Date: November 4, 2025



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**VILLAGE OF NEWBURY
LAND USE**

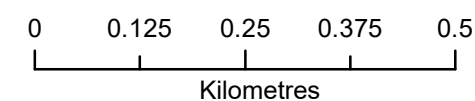
**SCHEDULE G
LAND USE**

Notations:

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