

# Municipality of Middlesex Centre Official Plan Review

## Statutory Public Meeting

November 17, 2021



**middlesex  
centre**  
*in the centre of it all*





# Meeting Agenda

1. Purpose of this Meeting
2. Overview of the Official Plan Review and Engagement Activities
3. Project Highlights
4. Q & A
5. Next Steps



# Introductions

## Project Team

- Middlesex Centre
  - Michael Di Lullo
  - Heather Kepran
- Middlesex County
  - Marion Cabral
- WSP
  - Greg Bender, Project Director
  - Matt Alexander, Project Manager
  - William Turman, Planner





# Purpose of this Meeting

1. To provide an overview of the Official Plan Review process
2. To present the proposed changes to the Official Plan
3. To hear feedback regarding the policy recommendations for the updated Official Plan



# Overview of the Official Plan Review



# Overview of the Official Plan Review

## What is the purpose of the Official Plan?

- The Official Plan...
  - Provides guidance on the **long-term management** of growth and change.
  - Includes **goals, objectives** and **policies** relating to land use, agricultural areas, settlement areas, natural areas and economic, social and servicing matters.



# Overview of the Official Plan Review

## Why Update the Official Plan?

- The current Official Plan has not had a significant policy update since 2011.
- An update is required to implement new policies at the Provincial and County level and to address changing circumstances in the Municipality and County.



# Overview of the Official Plan Review

## Our Tasks

- Conduct Research and Public Consultation / Engagement
- Review the Official Plan and identify policies that need to be updated
  - *Address several specific policy areas provided by the Municipality*
- Conduct a comprehensive review of settlement areas to ensure there is sufficient land for the next 25 years
- Develop and evaluate growth scenarios
- Review and update all mapping schedules

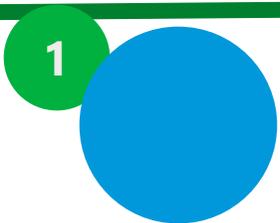


# Work Plan

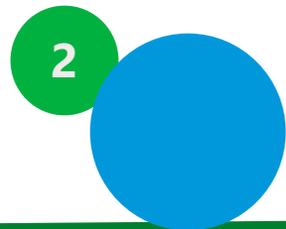
- Background Review
- SAC Meeting #1
- Pre-Consultation Meeting
- Policy & Vision Workshops
- Discussion Papers & Draft Document Alignment Review

- Draft Official Plan Amendment
- SAC Meeting #3
- TAC Meeting #3
- Statutory Public Open House & **Public Meeting**
- Council Adoption
- Zoning By-law Amendments

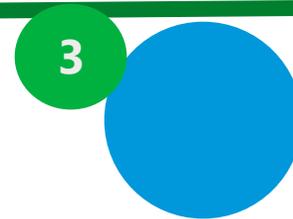
2020



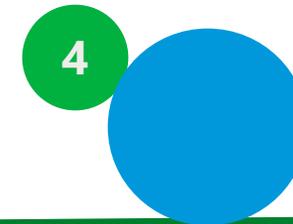
- Project Initiation Meeting
- Communications and Engagement Strategy
- Meet with Strategic Plan Consultant
- Section 26 Council Meeting
- Vision Survey



2021



- Directions & Recommendations Report
- SAC Meeting #2
- TAC Meeting #2
- Public Open House
- Finalize Document Alignment Report & Recommendations Report



**WE ARE HERE**



# Project Highlights



# Project Highlights

## Public Engagement

- Section 26 Meeting with Council
- Vision Survey
  - *More than 280 respondents*
- Stakeholder Advisory Committee Meetings during each phase of the project
- Policy and Vision Workshop
- First Public Open House
- Final Public Open Houses
- This Public Meeting



# Project Highlights

## Planning Studies

- Communications and Engagement Strategy – July 2020
- Background Review Report – October 2020
- Discussion Papers – Fall 2020 to Spring 2021
  - *Growth Management*
  - *Infrastructure*
  - *Natural Heritage and Hazard*
  - *General Policy*
  - *Economic Diversification*
- Policy Directions and Recommendations Report – June, 2021
- Official Plan Update Redline – October 2021
- Watson Growth Management Study – October 2021
- Draft Official Plan Amendment – November 2021



# Key Changes to the Official Plan

# Key Changes to the Official Plan

**The proposed Amendment includes 150 changes to the Official Plan.**

These include:

- Updated language for consistency with the PPS and the County OP;
- Simplified and clarified policies;
- Key policy changes addressing the following:
  - Growth Forecasts
  - Future Expansion Area Overlay.
  - Additional Residential Units;
  - On-farm Diversified Uses;
  - Secondary Plan Policies;
  - Surplus Farm Dwelling Severance Policies;



# Key Changes to the Official Plan

## Growth Forecasts

Of total housing **growth**:

Komoka-Kilworth: 58%

Ilderton: 21%

Arva: 7%

Delaware: 7%

Other Hamlets Rural area: 7%

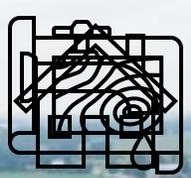
	2016	2021	2026	2031	2036	2046
<b>Population</b>						
Ilderton	3,500	4,000	4,500	5,100	5,700	7,300
Komoka-Kilworth	4,600	5,700	6,950	8,500	10,500	15,600
Arva	500	600	800	1,000	1,200	1,900
Delaware	1,600	1,700	1,900	2,100	2,300	2,700
Hamlets & Remaining Rural Areas	7,600	7,700	7,750	7,800	7,900	8,000
<b>Total Population</b>	<b>18,397</b>	<b>20,130</b>	<b>21,863</b>	<b>23,607</b>	<b>27,400</b>	<b>35,500</b>
<b>Residential Units</b>						
<b>Total Residential Units</b>	<b>6,388</b>	<b>7,015</b>	<b>7,643</b>	<b>8,270</b>	<b>9,610</b>	<b>12,750</b>
<b>Employment</b>						
<b>Total Employment</b>	<b>5,800</b>	<b>6,600</b>	<b>7,600</b>	<b>8,700</b>	<b>9,900</b>	<b>11,700</b>



# Key Changes to the Official Plan

## Land Needs Assessment Findings

- The analysis indicates that there is just enough total supply of potential housing units in registered and draft approved plans, and through intensification to accommodate [short term] housing demand.
- each settlement area has an adequate supply of designated residential lands plus intensification to accommodate housing demand over the next 15 years.
- Based on anticipated housing demand over the planning horizon by area, a need for urban boundary expansions in Ilderton and Arva, totaling 116 gross ha has been identified.
- an urban land surplus of 27 gross ha has been identified for Komoka-Kilworth
- Delaware's supply of urban residential lands are determined to be sufficient to accommodate long-term housing demand



# Key Changes to the Official Plan

## Settlement Area Boundaries

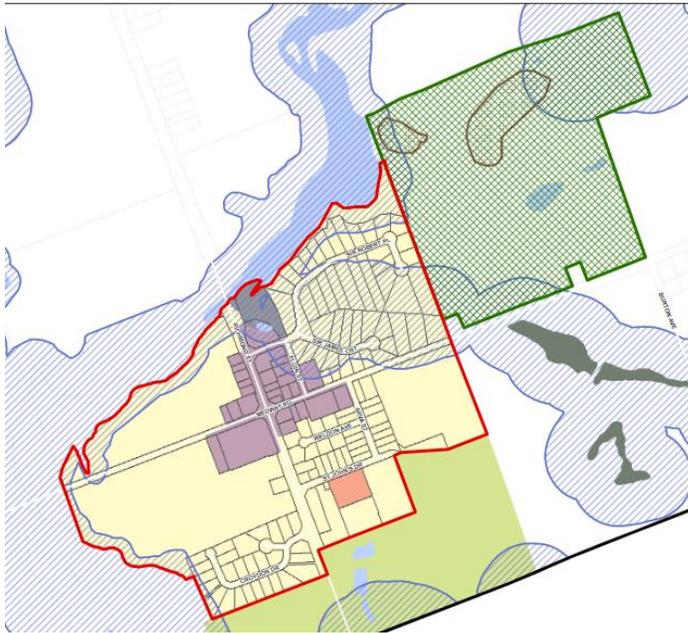
- Propose no change to the existing Settlement Area Boundaries at this time
- Based on Growth allocations and forecasts, the existing boundaries can accommodate expected growth.
- Additional municipal services to Delaware and Arva must be planned before an expansion may occur.

# Key Changes to the Official Plan

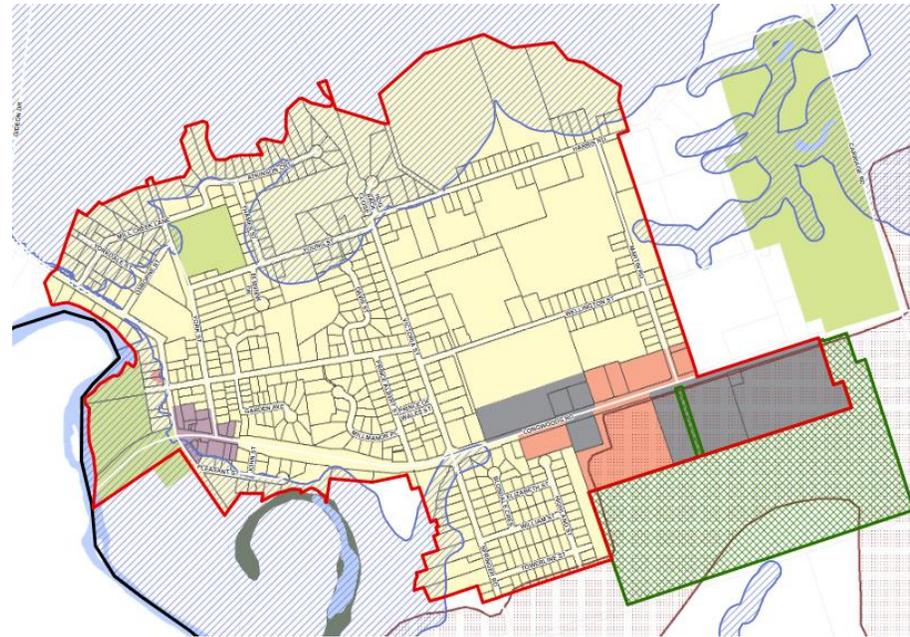
## Future Expansion Area Overlay

- Identified to help plan for future growth
- **Not** presently designated to enable correct allocation of growth and development

Arva



Delaware





# Key Changes to the Official Plan

## Additional Residential Units

### 9.6.1: Additional Residential Units

- As per Planning Act, ARUs permitted within the primary dwelling and within an accessory building.
- Maximum of 2 ARUs per lot
- ARU must be < 49% of the size of the primary residential unit.

### 9.7: Garden Suites

- May be permitted by Temporary Use By-law for up to 20 years
- Not permitted if there is an ARU in a detached dwelling on the same lot

### 9.8: Pre-fabricated Housing and Tiny Dwellings

- To encourage innovative, diverse and affordable housing
- May be constructed off-site, but unable to be moved
- May be primary or secondary unit on a lot



# Key Changes to the Official Plan

## On-farm diversified uses

- The intent is to allow farm operators to supplement their income through a secondary use or activity provided it does not become the primary use of the property
- May include: home occupations, home industries, small-scale retail, agri-tourism, value-added agricultural uses, farmers market, farm winery, cidery, brewery or distillery.

Key Criteria for assessing on-farm diversified uses:

1. be secondary to the principal agricultural use;
2. maximum size of 2% of the property or 1 hectare;
3. does not prevent the agricultural use of the property.



# Key Changes to the Official Plan

## Secondary Plan Policies

- Include minimum requirements for a secondary plans:
  - Specific objectives and goals
  - Land use plan
  - Policies related to a range of land uses, services, transportation, and design

## 10.6.2 Privately Initiated Secondary Plans

- Proponents must engage with municipality in Pre-application consultation
- Must demonstrate that the proposal is supported by studies, which may include:
  - Satisfies unmet demand for housing, natural heritage won't be negatively impacts, transportation plan is acceptable, and sufficient servicing capacity.



# Key Changes to the Official Plan

## Surplus Farm Dwelling Severance Policies

- Refined the text of section 10.3.2 (severances Within Agricultural Areas)
- Addressed concerns about speculative severances and inappropriate rural development
- Responds to concerns identified in the Interim Control By-law

Major changes include:

- Apply County OP requirements for agricultural severances
- Clarifies that a consolidation occurs when there are two lots that are part of the same farm operation
- Both the existing, and new property, must have a habitable dwelling to be considered surplus
- Direct road frontage is required
- New lot and any accessory buildings, must meet zoning requirements

# Key Changes to the Official Plan

- f) Consent to sever a residence surplus to a farming operation as a result of farm consolidation may be permitted, provided that, in addition to all requirements of the County Official Plan, the following conditions are satisfied:
- i. Farm consolidation occurs or has occurred through the acquisition of an additional farm property by the owner of the subject land.
  - ii. The farming operation consists of at least two farms. The farms may be located in different municipalities and the registered ownerships of the farms need not necessarily be identical provided it is demonstrated that the farms are operated as a single operation.
  - iii. The farming operation applicant demonstrates that the acquired farm has rendered an existing, habitable residence surplus to the needs of the operation.
  - ~~iv. The subject lands have included a habitable dwelling since at least residence was constructed prior to January 1, 1999.~~
  - v. The residence is habitable, as determined by the Municipality's Chief Building Official.
  - ~~vi. The lot for the surplus farm residence is limited to the minimum size needed to accommodate the use and appropriate sewage and water services, including contingency areas. The loss of agricultural land shall be avoided wherever possible when determining an appropriate lot size. Environmental features, including but not limited to natural heritage features and natural hazards, will also be avoided when determining an appropriate lot size.~~
- c) vii. Flag-shaped lots shall not be permitted.
- d) viii. The surplus dwelling shall have direct frontage on an open, public road with no remnant farm buildings, or accessory buildings, located between the dwelling and the front lot line.
- ~~vi-ix. Existing accessory buildings and structures that are proposed to be retained must meet the requirements of the Zoning By-law.~~



# Next Steps



# Next Steps

- **Next Steps**
  - Final Revisions to Official Plan Amendment
  - Presentation of Official Plan Amendment to Council for Adoption



# Stay Informed

## Project Website

<https://middlesexcentre.on.ca/town-hall/official-plan-review>

- *About the Project*
- *Project Updates*
- *Upcoming Events*
- *Project Documents*
- *E-mail:*

[planning@middlesexcentre.on.ca](mailto:planning@middlesexcentre.on.ca)

## Official Plan Review



Municipalities are required to update their Official Plan at least every five years, in accordance with Section 26 of the Planning Act.

**Your insights and input will help inform and shape the new Plan.**

### What is an Official Plan?

An Official Plan is a legal document containing goals, objectives and policies to guide land use, development and growth in a municipality.

The Official Plan guides and directs changes to the physical nature of the municipality. The plan has a large impact on our social, economic, cultural and natural environment, as it sets out:

- where we'll put new housing, industry, offices, commercial shopping areas, etc., and what those developments might look like (housing density, for example)
- where roads and traffic will go
- where services and amenities like schools, recreation centres, and parks are needed, and where they should be located
- how we'll protect areas for agriculture, green space, etc., and
- other considerations for municipal growth and development



**Thank you**

**Official Plan Review**

Public Meeting

November 17<sup>th</sup>, 2021