

# Municipality of Middlesex Centre Official Plan Review

## Public Open House

Tuesday, October 19, 2021

2:00pm to 3:30pm



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





Welcome





# The Purpose of this Meeting

1. To discuss the recommended updates to the Official Plan
2. To ask questions and provide comments on recommended policies
3. Not to discuss specific development applications
4. Not to request site-specific changes to your own property



# Meeting Agenda

1. Welcome & Housekeeping Items
2. Overview of the Official Plan Review
3. Project & Public Engagement Updates
4. Proposed Changes to the Official Plan
5. Q & A
6. Next Steps



# Introductions

## Project Team

- Middlesex Centre
  - Michael Di Lullo
  - Heather Kepran
- WSP
  - Matt Alexander
  - William Turman
- Middlesex County
  - Marion Cabral



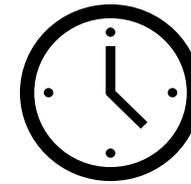
# Housekeeping Items



Please mute your mic unless you are speaking



Please raise your hand if you'd like to speak



Please respect other people's time





# Meeting Objectives

1. To provide an update on the project's progress
2. To present the proposed changes to the Official Plan
3. To hear feedback regarding the policy recommendations for the updated Official Plan
4. To inform the community about next steps – and how to stay involved





# 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.



# Project & Public Engagement Updates

# 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

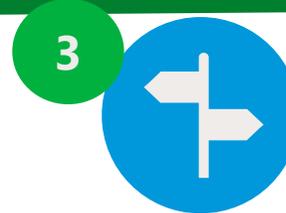
2020



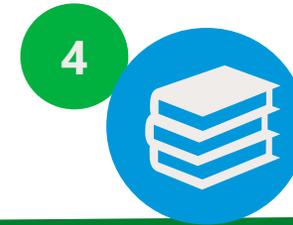
- Project Initiation Meeting
- Communications and Engagement Strategy
- Meet with Strategic Plan Consultant
- Section 26 Council Meeting
- Vision Survey



2021



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



**WE ARE HERE**



# Community Engagement Updates

## Phases 1 & 2

- ✓ Section 26 Special Meeting of Council
- ✓ Vision Survey
- ✓ Vision Workshop
- ✓ Stakeholder Advisory Committee (SAC) Meeting #1
- ✓ Technical Advisory Committee (TAC) Meeting #1

## Phase 3

- ✓ SAC Meeting #2
- ✓ TAC Meeting #2
- ✓ Public Open House

## Phase 4

- ✓ SAC Meeting #3
- ✓ TAC Meeting #3
- ✓ **Statutory Public Open House**

Statutory Public Meeting

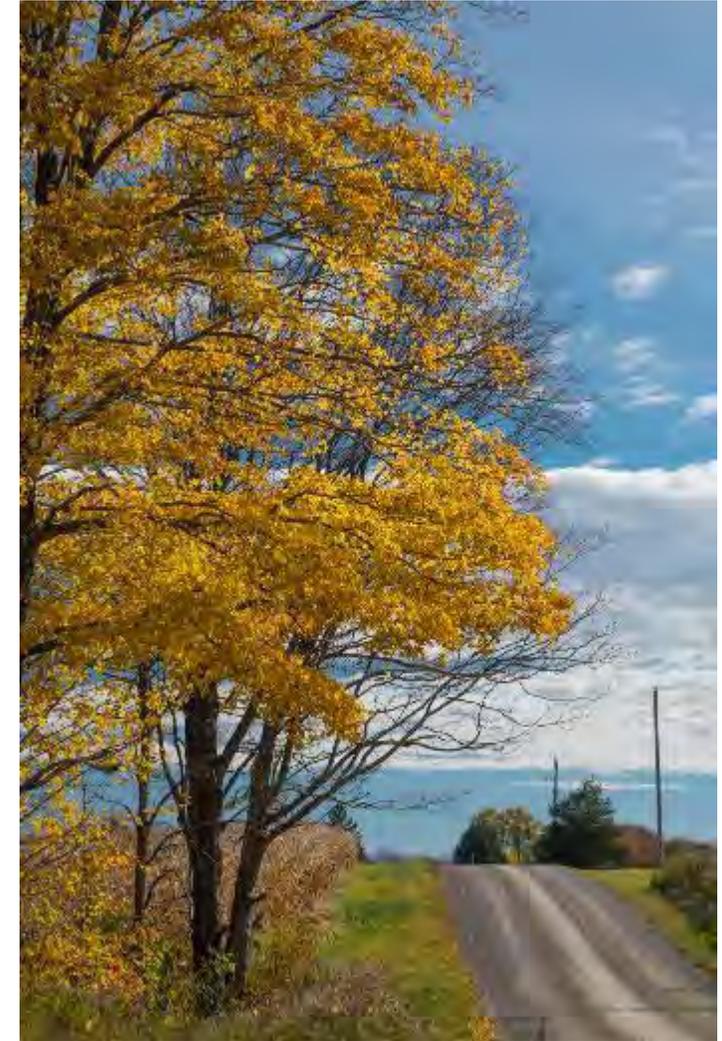
## Ongoing

- Official Plan website updates
- Submission of comments to the Municipality
- Media releases



# What We've Heard So Far

- Residents value its agricultural roots and rural charm
- Support for complete communities
- Support a range of housing typologies
- Encourage the diversification of the local economy
- Enhance active transportation options
- Develop secondary plans to manage growth (including planning for schools)
- Provide clear policies regarding communal servicing





# Key Issues

## — Growth Management

- *Intensification*
- *Settlement Area expansion*



## — Infrastructure

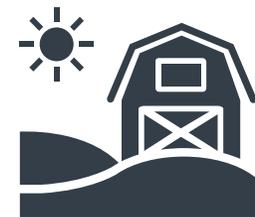
- *Servicing Hierarchy and Capacity*



## — Natural Heritage and Hazards

- *Natural Heritage Systems*

## — Economic Diversification



## — General Policy

- *Complete Communities*
- *On-Farm Diversified Uses*
- *Rural Lot Creation*



# Proposed Changes to the Official Plan

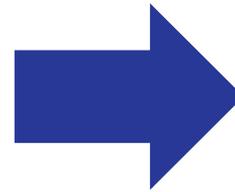


# Draft OP Updates: Growth Management



## Policy Recommendation

- Direct growth to settlement areas, particularly Komoka-Kilworth as it permits a range of uses and is supported by parks and open space, schools and community facilities



## Draft OP Update

- The majority of new population and employment is planned to be accommodated by Settlement Areas with full municipal services
- Majority of growth is directed to Komoka-Kilworth and Ilderton, with smaller portions directed to Arva.

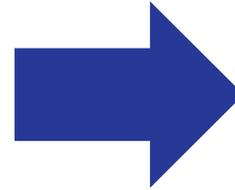


# Draft OP Updates: Growth Management



## Policy Recommendation

- Expand Secondary Plan policies to provide a more detailed guide for development within Middlesex Centre



## Draft OP Update

- Includes policies that permit secondary plans, and that permit secondary plans to be initiated by private interests.

# Draft OP Updates: Growth Management



## Draft OP Update: Secondary Plans (excerpt)

Secondary Plans shall be adopted as amendments to this Plan. In the event of a conflict between the Secondary Plan and any other section of the Official Plan, the policies of the secondary plan shall apply.

10.16.1 At a minimum, Secondary Plans shall;

- Provide a statement of objectives and goals specific to the Secondary Plan Area;
- Provide a land use plan for the Secondary Plan Area;
- Provide policies related to land use designations, parks and open spaces, transportation, infrastructure, servicing related to water, wastewater and stormwater and urban design;

10.16.2 Privately-initiated Secondary Plans in support of large-scale development or redevelopment may be considered by the municipality, subject to the following:

- The proponent has engaged the municipality in pre-application consultation;
- The proposal is supported by studies related to growth management, natural heritage, transportation, and infrastructure related to water, wastewater and stormwater, prepared by qualified professionals to a standard acceptable to the Municipality, demonstrating the following:
  - The proposed development will satisfy unmet demand in the municipality for a full range and mix of housing options;
  - The natural heritage features have been assessed and there shall be no negative impacts on significant natural heritage features or their ecological functions;
  - The proposed transportation plan will integrate with the existing network without undue impacts;
  - There is sufficient servicing capacity available to accommodate the proposed development;

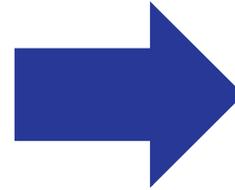


# Draft OP Updates: Growth Management



## Policy Recommendation

- Remove OP language that discourages infill development



## Draft OP Update

- Removed ambiguous or uncertain language around intensification
- Included explicit support in the Settlement Area Design Goals for settlement areas:
  - *"Recognize the increased importance placed on infill and intensification within the Urban and Community Settlement Areas, to support local businesses and provide a range of housing options for every stage of life and make efficient use of existing infrastructure."*

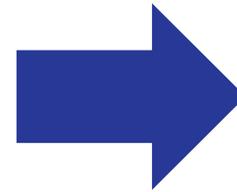


# Draft OP Updates: Growth Management



## Policy Recommendation

- Permit settlement area adjustment outside of a Municipal Comprehensive Review
- The updated OP should reflect this by including policies that provide criteria for the acceptance of such proposals (i.e. parcel is serviced and would meet the Municipality's intensification targets)



## Draft OP Update

- Settlement area adjustments are now permitted outside of a Municipal Comprehensive Review according to criteria



# Draft OP Updates: Growth Management



## Draft OP Update (excerpt)

5.1.5 Adjustments to settlement area boundaries may be proposed outside of a comprehensive review provided:

- The adjustment would not result in a net increase of land within the settlement area
- Adjustments support the municipality's ability to meet intensification and redevelopment targets
- Policies related to Prime Agricultural Areas are addressed
- Lands are appropriate serviced and has sufficient reserve infrastructure capacity

5.2 Settlement area expansions may only occur where it is demonstrated that:

- Sufficient opportunities to accommodate growth and satisfy market demand are not available through other means
- Infrastructure and public services facilities (planned or available) are suitable for the development, financially viable and protect public health, safety and the natural environment
- Lands to not compromise specialty crop areas
- There are no reasonable alternatives to avoid prime agricultural areas (including lower priority agricultural lands)
- Minimum distance for expanding settlements is met
- Impacts from new or expanding settlement areas on agricultural operations are mitigated

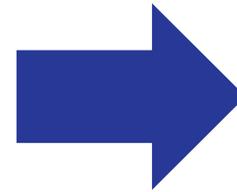


# Draft OP Updates: Growth Management



## Policy Recommendation

- Ensure future growth potential is addressed and appropriately planned for; and
- Identify areas for future growth.



## Draft OP Update

- Created a Future Expansion Area policy
- Provide clear direction on the processes for settlement area expansion
- Identify Future Expansion Areas through the use of an Overlay on the land use schedules



# Draft OP Updates: Growth Management

## Draft OP Update (excerpt)



### 5.3.1 Purpose

- To demonstrate the Municipality's preferred location for future expansion of its Settlement Areas;
- To allow the Municipality to plan for the expansion of necessary infrastructure to accommodate additional growth;
- To provide landowners with greater certainty as to the location of future growth;
- To allow for existing agricultural, rural and interim uses to continue in accordance with the policies of Agricultural Areas in Section 2 and prohibit new urban development until the time of the next Comprehensive Review.

### 5.3.2 Future Settlement Expansion Area Policies

- It is the intent of this Plan to identify Future Settlement Expansion Areas to provide for settlement area growth within the planning horizon of this Official Plan;
- Lands identified with the Future Settlement Expansion Area overlay constitute land that is outside a Settlement Area Boundary and is not planned to accommodate urban uses or significant growth until the time of the next Comprehensive Review
- Future Settlement Expansion Areas shall continue to be used for agricultural and other existing rural uses;
- Urban uses within the overlay area shall be prohibited until such time that a Comprehensive review has been completed and the Official Plan has been amended to expand the Settlement Area;
- Severances shall only be permitted in accordance with Section 2.7;
- The Minimum Distance Separation Formulae shall apply in accordance with Section 2.8;

### 5.3.3 Permitted Uses

- Uses permitted within the Future Settlement Expansion Area overlay include only those uses permitted by the underlying designation.



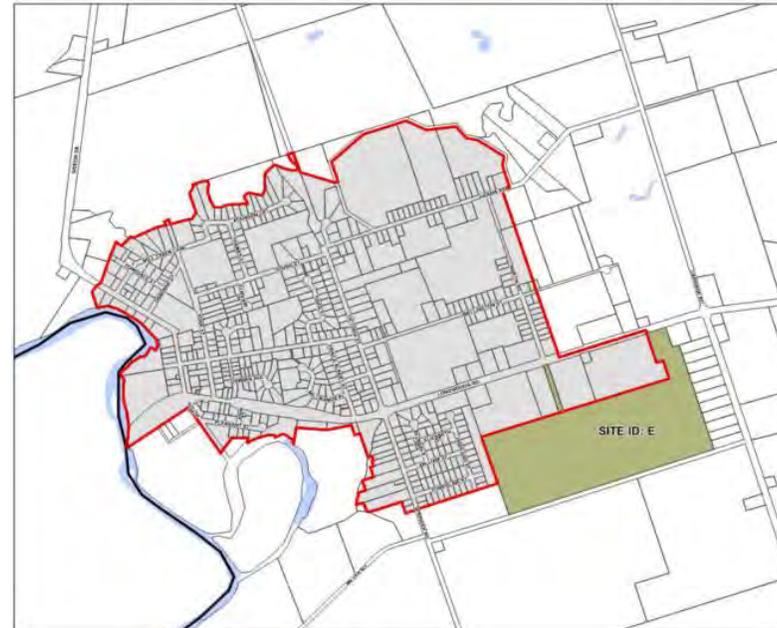
# Draft OP Updates: Growth Management



## Draft OP Update (Future Expansion Area Overlay)

Arva

Delaware



### Legend

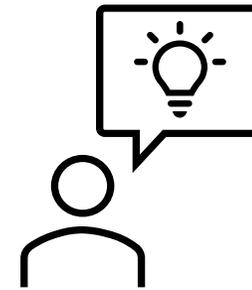
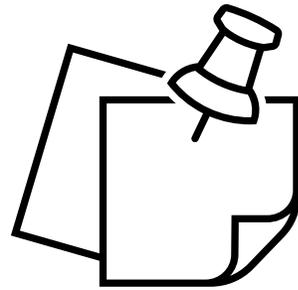
-  Settlement Boundary
-  Middlesex Centre Boundary
- Recommendation**
-  Future Settlement Expansion Area



# Draft OP Updates: Growth Management



Questions?



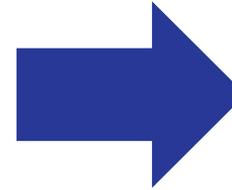


# Draft OP Updates: Infrastructure



## Policy Recommendation

- Update servicing hierarchy to be consistent with Provincial and County policy



## Draft OP Update

- Addition of policies that provide guidance for Private Communal Servicing
  - Where municipal services are not available or planned, development may be approved on the basis of Private Communal Servicing subject to additional requirements



# Draft OP Updates: Infrastructure



## Draft OP Update (excerpt)

- 9.3.3 Private Communal Servicing
  - The Municipality may permit private communal servicing as an alternative to private wells and septic tanks, only where it is deemed feasible, and is supported by the Ministry of Environment, Conservation, and Parks.
  - Development on private communal services may only be permitted within the Community Settlement Area of Delaware and Hamlets of Ballymote, Birr, Bryanston, Poplar Hill & Coldstream, Denfield, Lobo, and Melrose.
  - Development on private communal services shall only be considered for a plan of condominium.
  - Any such system shall meet the requirements of the approval processes under the Environmental Assessment Act, the Ontario Water Resources Act, the Safe Drinking Water Act, and the Planning Act.
  - The Municipality shall require a responsibility agreement to be established between the proponent and the Municipality.
  - Pre-consultation with the Municipality is required for any proposal for a private communal services system.

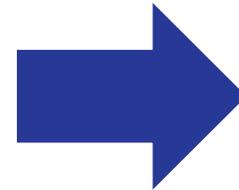


# Draft OP Updates: Infrastructure



## Policy Recommendation

- Support the implementation of the County Cycling Strategy



## Draft OP Update

- "To promote and encourage the establishment of safe, convenient and visually appealing pedestrian **and cycling** opportunities within settlement areas **by providing paved shoulders, sidewalks, and bicycle parking.**"

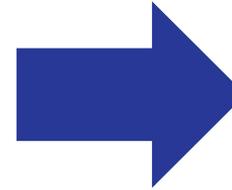


# Draft OP Updates: Infrastructure



## Policy Recommendation

- Include transit-supportive development policies
- Consider policies that encourage alternative energy systems



## Draft OP Update

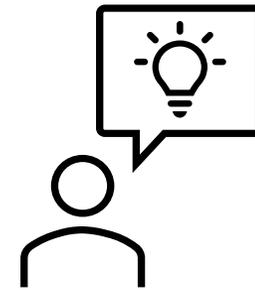
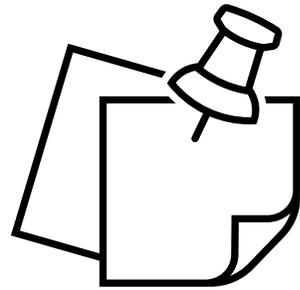
- General policies supporting infill and intensification are intended to help achieve densities that may support transit service in the future.
- Existing policies are sufficient
  - *9.8 "The Municipality encourages the use of wind, water, biomass, methane, solar and geothermal energy and the establishment of such systems in the Agricultural Areas will not require an amendment to this plan."*



# Draft OP Updates: Infrastructure



Questions?



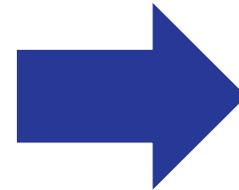


# Draft OP Updates: Natural Heritage and Hazards



## Policy Recommendation

- Update policies for consistency with Provincial and County policy



## Draft OP Update

- Triggers for certain policies and/or Environmental Impact Studies have been reviewed and updated, as necessary.
- WSP is working with the Conservation Authorities to ensure Natural Heritage Feature mapping is up to date.

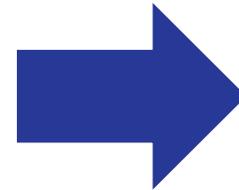


# Draft OP Updates: Natural Heritage and Hazards



## Policy Recommendation

- Adopt a systems-based approach to Natural Heritage (i.e. protect natural features and nature corridors)



## Draft OP Update

- Added policies that set out to protect, monitor, and expand protection of natural systems:
- *3.2 "The municipality will ensure the protection of Natural Heritage Systems from public infrastructure project impacts"*
- *The ecological health of the Natural Heritage System will be monitored whenever possible and feasible*
- *The municipality will ensure that the planning of Natural Heritage Systems are consistent at multiple levels*
- *Additional features, functions and linkages not identified within the Natural Heritage Systems of this Plan may still need to be addressed and protected"*

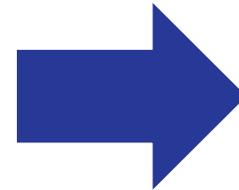


# Draft OP Updates: Natural Heritage and Hazards



## Policy Recommendation

- Update floodplain boundaries and flood-prone areas mapping if necessary



## Draft OP Update

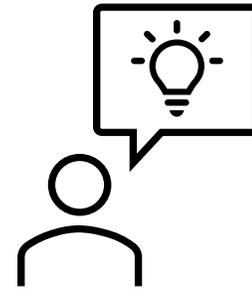
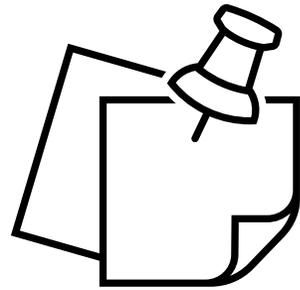
- WSP is working with the Conservation Authorities to ensure up-to-date mapping in the schedules.



# Draft OP Updates: Natural Heritage and Hazards



## Questions?



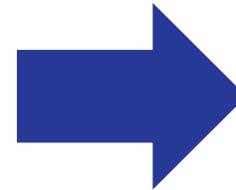


# Draft OP Updates: Economic Diversification



## Policy Recommendation

- Encourage a “vibrant local economy” as identified in the Municipality’s Strategic Plan
- Support entrepreneurs, local business and farm-based businesses
- Promote tourism (i.e., farm gate sales)



## Draft OP Update

- “Economic Development Policies
  - *General Economic Development Policies*
    - The Municipality will encourage mixed-use areas in its Village Centres and settlement commercial areas
    - The Municipality will consider the economic development priorities outlined in the Middlesex Centre Strategic Plan
    - The Municipality will promote and encourage on-farm diversified uses and agriculture-related uses to support the agricultural economy”

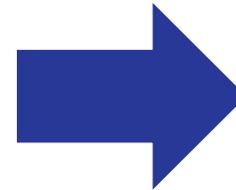


# Draft OP Updates: Economic Diversification



## Policy Recommendation

- Promote new and expanding commercial and industrial business in settlement areas, along corridors and in strategic locations



## Draft OP Update

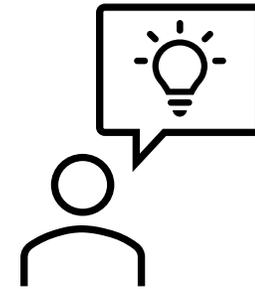
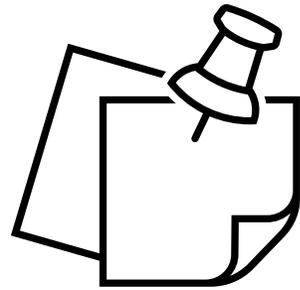
- Expanded the permitted uses within Commercial and Employment areas:
- Settlement Commercial Areas
  - *Permitted Uses*
    - Uses within Settlement Commercial areas include retail, [department stores](#), general merchandise stores, personal services, recreational uses, restaurants and office uses. [Examples of other permitted uses may include gas stations, micro-breweries and low-impact employment uses, etc.](#)
- Settlement Employment Area Policies
  - *Permitted Uses*
    - [Trucking terminal](#)
    - [Contractor's yard](#)



# Draft OP Updates: Economic Diversification



## Questions?



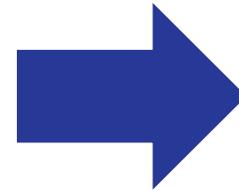


# Draft OP Updates: General Policy



## Policy Recommendation

- Support a mix of land uses within proximity to each other (i.e. small-scale neighbourhood commercial uses, mixed-use development, range of housing typologies)



## Draft OP Update

- Expanded the list of Permitted Uses within Village Centre areas:
  - *Uses permitted within Village Centres include the following:*
    - Commercial uses, including general and convenience retail, **small-scale department stores**, personal services, and office uses. **This does not include major retail, auto-oriented commercial such as gas stations and drive-throughs and automotive sales and service establishments.**
    - Residential uses, so long as they do not negatively disrupt the compact nature and commercial and service use focus of Village Centres. Residential uses above ground floor commercial uses **and medium density uses such as apartment dwellings** are encouraged.

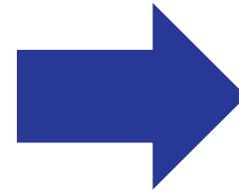


# Draft OP Updates: General Policy



## Policy Recommendation

- Ensure intensification policies allow for a full range and mix of housing options (i.e. triplexes, apartments)



## Draft OP Update

- Specified that intensification is for a mix of types of housing, and specify what a "mix of options" means
- Expanded residential uses permitted in residential areas, for instance, by adding low- to mid-rise apartment buildings



# Draft OP Updates: General Policy

## Draft OP Update (excerpt)

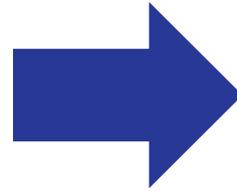
- 5.4.1 General Residential Policy
  - Residential development including intensification **should allow for a full range and mix of housing options throughout the Municipality** in keeping with the design policies included in Section 6.0 of this Plan and having regard for the Municipality's Site Plan Manual and Urban Design Guidelines. **A mix of housing types and options includes consideration for purpose-built rental units, secondary suites, supported housing, rooming houses, and units with more than two bedrooms.**
- 5.4.2 Permitted Uses
  - The predominant land use within areas designated Residential shall be residential dwellings, including single detached, semi-detached, townhouses, duplex / triplex / fourplex dwellings, and **low to mid-rise apartment dwellings.**



# Draft OP Updates: General Policy

## Policy Recommendation

- Add Agriculture-Related Uses and On-Farm Diversified Uses to the list of permitted uses
- Reflect current agriculture-related uses that should be described as on-farm diversified uses
  - *Such as: value-added uses (i.e. winery, bakery), agri-tourism, retail uses, café/small restaurant, home occupations*
- Outline considerations to ensure that on-farm diversified uses remain secondary to the principal farm use (i.e. amount of land devoted to diversification)



## Draft OP Update

- Added section 2.5 that defines and regulates on-farm diversified uses within the Agricultural Area
- Section 2.5.1 includes requirements for deciding what is an On-Farm Diversified use, including a maximum size
- General Agricultural goals:
  - *"To promote and encourage a wide range and scale of on-farm diversified uses and agriculture-related businesses, in accordance with provincial guidelines, which provide the opportunity for farm operators to earn a supplementary income in a manner that minimizes the use of prime agricultural lands."*

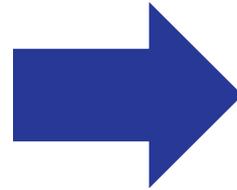


# Draft OP Updates: General Policy



## Policy Recommendation

- Add a new section for On-Farm Diversified Uses to provide clear criteria regarding agri-tourism such as the appropriate scale of event venues
- Agri-tourism should be directly addressed to avoid land use conflicts and conversion of farm properties to non-agricultural uses



## Draft OP Update

- Section 2.5.1 provides criteria for what could be considered an on-farm diversified use, even if it is not explicitly included in the list of examples.
- Section 2.5.1 also subjects agri-tourism to the policies of the Agricultural Areas to clarify and reduce conflicts.



# Draft OP Updates: General Policy

## Draft OP Update (Excerpt)

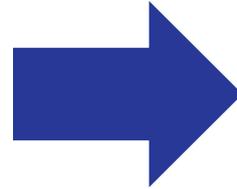
- 2.5 On-Farm Diversified Uses
  - Non-agricultural uses may be permitted in the form of On-Farm Diversified Uses within the Agricultural Area, subject to the policies below. The intent is to allow farm operators to supplement their income through a secondary use or activity provided it does not become the primary use of the property.
  - On-Farm Diversified Uses may include the following:
    - *Home occupations;*
    - *Home industries;*
    - *Small scale retail, café or bakery;*
    - *Agri-tourism uses*
    - *Value-added agricultural uses;*
    - *Farm market; and*
    - *Farm winery, cidery, brewery or distillery.*
- 2.5.1 Criteria for Assessing On-Farm Diversified Uses
  - A proposed On-Farm Diversified Use must demonstrate that it will:
    - Be secondary to the principal agricultural use of the property;
    - Be limited in area to a maximum of 2% of the property on which the uses are located, to a maximum of 1 hectare;
    - Not prevent or preclude the on-going agricultural use of the property.
  - Agriculture related tourism or recreational uses may also be permitted, subject to the policies of Section 2.0 of this plan...



# Draft OP Updates: General Policy

## Policy Recommendation

- The severance of surplus farm residences to facilitate farm consolidation is permitted under the PPS, 2020 and Middlesex Centre OP
- Recommendations for the updated OP:
  - *Clarification on "home farm" and "farm operation"*
  - *Definition of "consolidation" to clarify that farmland is not required to be contiguous to be consolidated*
  - *Establishment of a minimum lot size, or criteria for determining the appropriate lot size for parcels*
  - *Requirements for certain information to be provided as part of the complete application (i.e. proof that the surplus dwelling is habitable)*

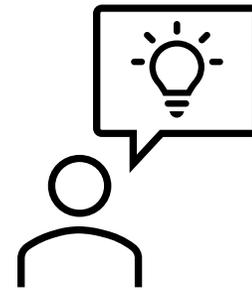
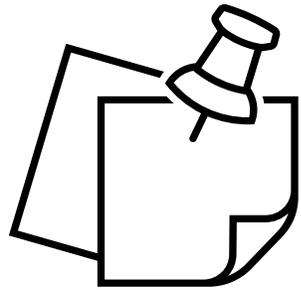


## Draft OP Update

- Refined the policies under Section 10.3.2.1 to permit farm consolidation by farmers and prohibit speculative development in agricultural areas.



# Questions?





# Next Steps



# Next Steps

- **Next Steps**
  - Statutory Public Meeting
    - November 17, 2021
  - Final Revisions to Official Plan
  - 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**

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Public Open House

October 19<sup>th</sup>, 2021