

Official Plan Review

Project Launch & Section 26 Meeting – March 20th, 2023

Township of Adelaide Metcalfe

Purpose of the Meeting

- ▶ To introduce the Official Plan Review process and begin engaging Council and the public
- ▶ To inform members of the community about areas and themes where land use policies are being reviewed
- ▶ To answer any questions about the process and provide an overview of the work plan



What is an Official Plan?

- ▶ A comprehensive document that contains goals, policies, and land use schedules that sets the 25-year framework for land use decisions and detailed planning and provision of municipal services
- ▶ Indicates where housing, agriculture, industry, commercial and retail land uses will be located

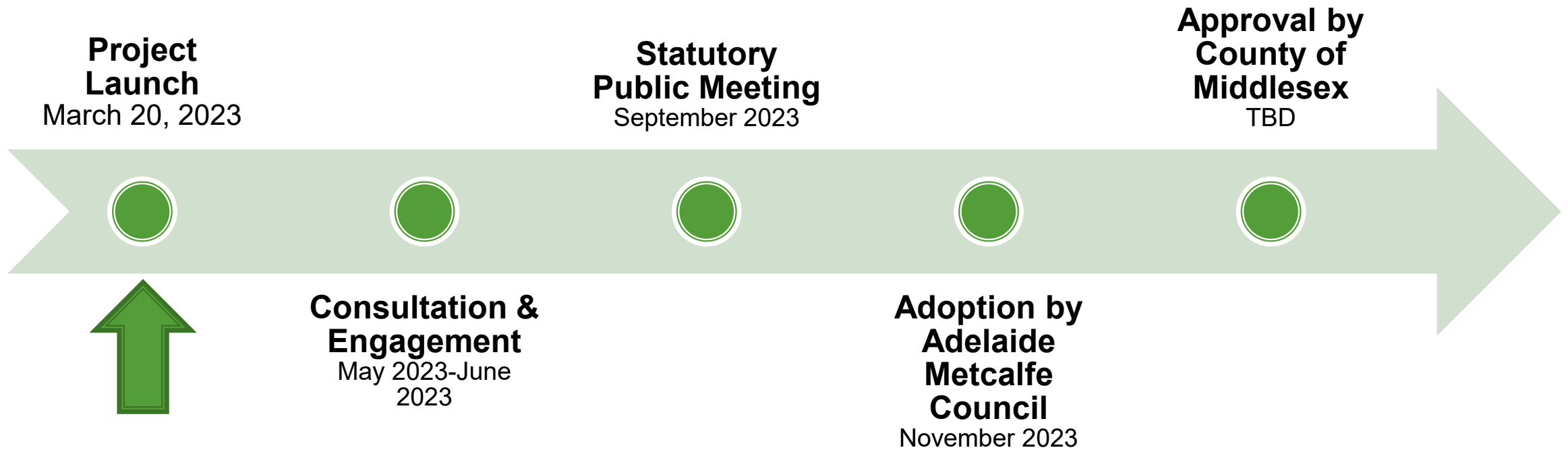


Why Review the Official Plan?

- ▶ The Township's Official Plan was approved on April 26th, 2011
- ▶ The Planning Act requires a Municipality to undertake a review of the Official Plan from time to time
- ▶ The Official Plan must conform to the Planning Act, the Provincial Policy Statement (PPS, 2020) and the County of Middlesex Official Plan



Process



General Policy Updates



Provincial Changes & Conformity Exercise

- ▶ Revise policies to reflect any changes to matters of provincial interest
- ▶ Land Acknowledgement and references to First Nations consultation
- ▶ Amend policies to include any changes resulting from provincial housing bills
 - Site Plan Control implementation changes
 - Additional Residential Units (ARUs)
- ▶ Amend policies to include any changes resulting from County Official Plan Review



Settlement Areas

- ▶ Address changes in policy requirements for the expansion of settlement areas
- ▶ Land balance analysis / Comprehensive Review
 - Review the Township's land needs
- ▶ Population and housing projections



Housing

- ▶ Additional Residential Units (ARUs) – permit ARUs in settlement areas and potentially agricultural areas
- ▶ Temporary Garden Suites
- ▶ Affordable housing and dwelling types
- ▶ Housing to accommodate temporary workers



Agriculture and Rural Areas

- ▶ Amend policies to permit agricultural, agriculture-related and on-farm diversified uses, subject to criteria
- ▶ Revise criteria for surplus farm dwelling consents
- ▶ Review and update Minimum Distance Separation (MDS) policies



Natural Heritage & Sourcewater Protection

- ▶ Implement policies that speak to addressing climate change
- ▶ Update natural heritage policies to further protect natural heritage features
- ▶ Review land use schedules
- ▶ Implement updated sourcewater protection policies



Employment, Industry & Economic Development

- ▶ Review of the Township's Employment Lands
- ▶ This will include collaboration with the County's Director of Economic Development in regards to planning for industry and investment attraction
- ▶ Staff will rely on the work done by MDB during the County OP Review to update policies as necessary



Middlesex County
Economic Development Strategy Update
2021-2025



Next Steps

- ▶ Review comments and feedback
- ▶ Begin consultation and engagement with Council, Township staff and the public
- ▶ Present background report
- ▶ Prepare Official Plan amendment

