

Official Plan Review

Project Launch – April 27th, 2022

Municipality of Southwest Middlesex

Virtual Public Meeting



Housekeeping



- Please mute your microphone unless you are speaking



- Please type your comments in the Q&A box



- Please raise your hand if you would like to speak

Purpose of the Meeting

- To introduce the Official Plan Review process and begin engaging the public and Council.
- To inform the community about the potential areas where land use planning policies are being reviewed.
- To answer questions about the process, next steps and what this means to you.

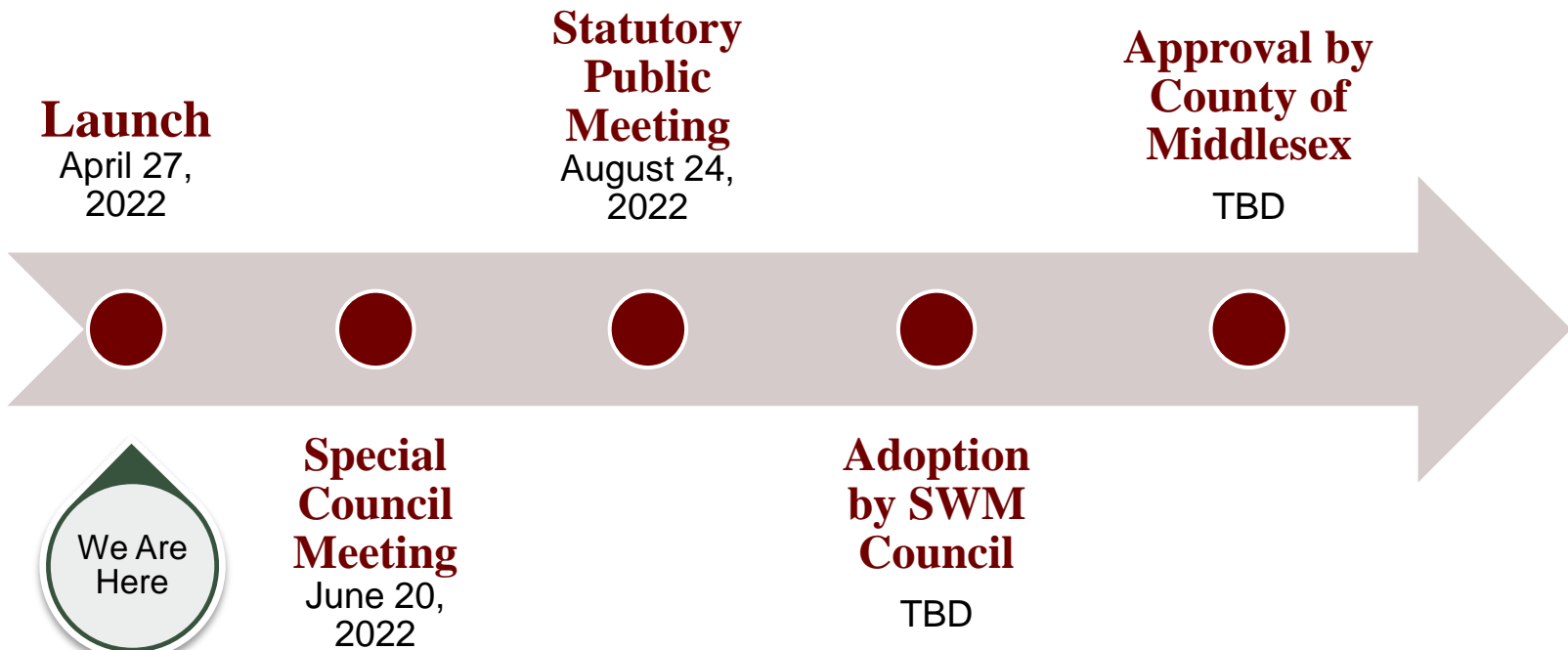
What is an Official Plan?

- A document containing goals, objectives and policies to guide land use, development, and growth in a municipality.
- The plan includes policies that are related to urban and settlement areas, agriculture, infrastructure, recreation, and built and natural heritage features.

Why Update the Official Plan

- The current Official Plan was adopted on December 19, 2007.
- The *Planning Act* requires a Municipality to undertake a review every 5 years.
- The Official Plan must conform to the *Planning Act*, Provincial Policy Statement (2020), and the County of Middlesex Official Plan.

Process



General Policy Updates

Settlement Area Policies

- Address changes in policy requirements for settlement area boundary expansions.
- Include policies that permit minor settlement area boundary adjustments.

Housing

- Affordable Housing
- Additional Dwelling Units (ADUs) – permit ADUs in urban and rural areas subject to certain criteria.
- Temporary Garden Suites
- Growth projections and intensification targets

Agriculture & Rural Areas

- Permitting agricultural, agricultural related, and on-farm diversified uses.
- Revise criteria for surplus farm dwelling severances and minor lot boundary adjustments.
- Update Minimum Distance Separation policies

Employment & Industry

- Update policies to permit the conversion of employment lands outside of a comprehensive review.
- Include policies that mitigate impacts to sensitive land uses from employment and industrial lands.

Recreation & Open Space

- Amend Official Plan policies to address changes to parkland dedication rates under the *Planning Act*.
- Introduce further criteria that ensures the suitability of parkland dedication.

Resources

- Address changes in provincial policy regarding aggregate resource extraction.
- Include policies to further protect cultural heritage resources and reference consultation with Indigenous communities for the preservation of archaeological resources.

Natural Heritage

- Implement policies to promote addressing climate change.
- Update policies to further protect natural heritage features.
- Address outstanding deferral to the Thompson Wetland mapping and Krista Lane development policies.

General Policy Changes

- Revise policies to reflect changes to matters of provincial interest.
- Outline requirements for complete development application submissions.
- Amend policies to include changes to matters that can be addressed through Site Plan Control.

Next Steps

- Special Council Meeting – present more detailed policy recommendations.
- Review comments and feedback received.
- Prepare final draft of Official Plan Amendments.
- Statutory Public Meeting and presentation of final policy changes.

Stay Informed

- Visit the Project Website
<https://southwestmiddlesex.ca/services/planning-services>
- Contact Information
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Thank You for Participating