



Municipality of West Elgin Official Plan Review

Presentation of Draft Official Plan to Council
April 13, 2023



Outline

1. Recap: project purpose and process
2. Updates since the last Council touchpoint
3. Overview of Proposed New Official Plan
4. Boundary Adjustment Considerations
5. Next Steps

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1.0

Recap: Project Purpose and Process

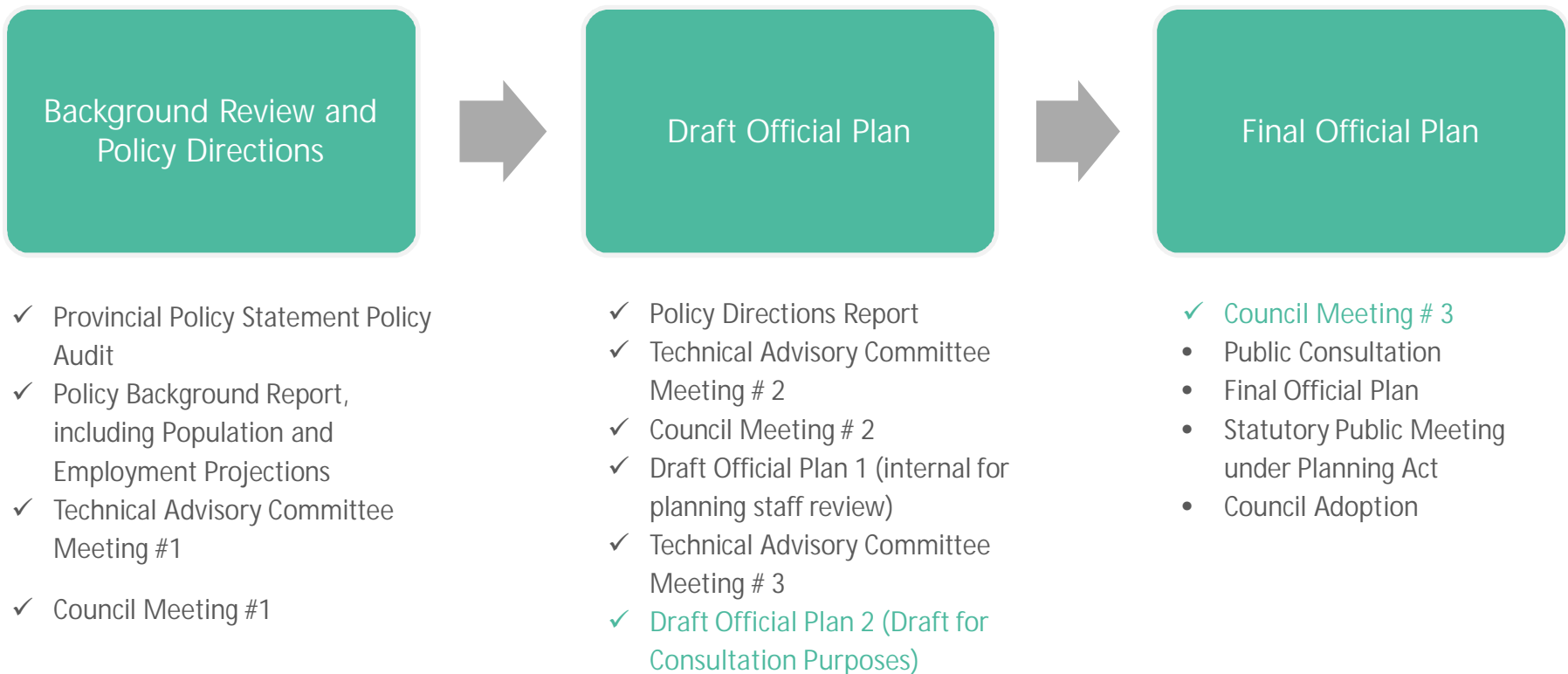
Official Plan Review Background

- In January 2021, the Municipality launched the New Official Plan project
- Current OP was adopted in 2008 and approved in 2011
- Since the adoption of the Plan, there have been a number of important changes which underpin the need for a new OP
 - Municipality is facing a number of emerging growth management pressures
 - New Provincial Policy Statement and legislation
 - New County Official Plan

The New Official Plan for the Municipality of West Elgin will

- Reflect matters of Provincial Interest under the *Planning Act*;
- Be consistent with the 2020 Provincial Policy Statement;
- Incorporate relevant legislative changes and policy directions;
- Address growth management and economic development directions; and,
- Consider the ability of existing settlement areas to accommodate growth and development.

Project Process



Today's Presentation

- Purpose of this Council Meeting and presentation is to
 - Review the process to date
 - Provide an overview of the Draft New Official Plan
 - Discuss potential boundary adjustment options
 - Seek Council direction to proceed with formal public consultation on the Draft New Official Plan



Question Break



2.0

Updates since the last Council meeting

Recall From Background Report: Key Themes to be Addressed in the New OP

- Growth Management
- Agriculture
- Cultural Heritage
- Natural and Hazard Lands/ Protecting Our Environment
- Economic Development
- Climate Change
- Housing

Council Workshop on Background Report

- Workshop held on October 5, 2021
- Council were provided with the opportunity to discuss vision and goals for the New OP and provide general feedback
- Feedback received from Council at that time centred on economic development and residential land supply. Key messages are contained in the Draft Policy Directions Report for further information

General directions from Council for the New OP

- Create user friendly policies that are easy to understand;
- Attract investors and developers for housing and economic development;
- Encourage partial or full servicing for new developments;
- Discourage industrial wind energy projects and/or include policies stating Council's position on wind energy projects; and
- Introduce a themes and policies related to economic development

Council Workshop on Policy Directions

- Workshop held April 7, 2022
- Council were provided an update on the land supply analysis, public feedback received through the online survey
- Vision, Goals and Objectives were presented for discussion and endorsement
- Key policy directions for each theme area to be covered in the Official Plan were presented to Council for endorsement in principle

Policy Directions- Recap

- Housing (affordability and a range and mix in housing types, forms and arrangements)
 - Targets to be established for population and housing units
 - Policies to support and encourage rental housing
 - Introduction of policy alignment with County OP's target for affordable units (20% of all new units to be affordable)
 - Policies to implement Planning Act changes regarding accessory dwelling units
- Economic Prosperity
 - Targets to be established for employment growth
 - Identification of new employment lands
 - Land use flexibility for a wider range and mix of commercial uses/ mixed uses where appropriate

Policy Directions- Other Themes

- Agriculture
- Natural Heritage, Natural Hazards and Cultural Heritage
- Environmental Conservation and Sourcewater Protection
- Climate Change & Green Design/Infrastructure
- Consultation, Engagement and Implementation

Working with the TAC to refine the Official Plan

- November/ December 2022: draft of the Official Plan was provided to staff for input
- December 2022: TAC met to discuss draft and obtain input from key technical experts
 - Municipality planning and engineering staff
 - Municipality CAO
 - County planner
- Feedback obtained from municipal staff incorporated into the Official Plan prior to presenting to Council and public
- Feedback from the County remains outstanding and has not been incorporated prior to presenting to Council and public



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Overview of the New Official Plan

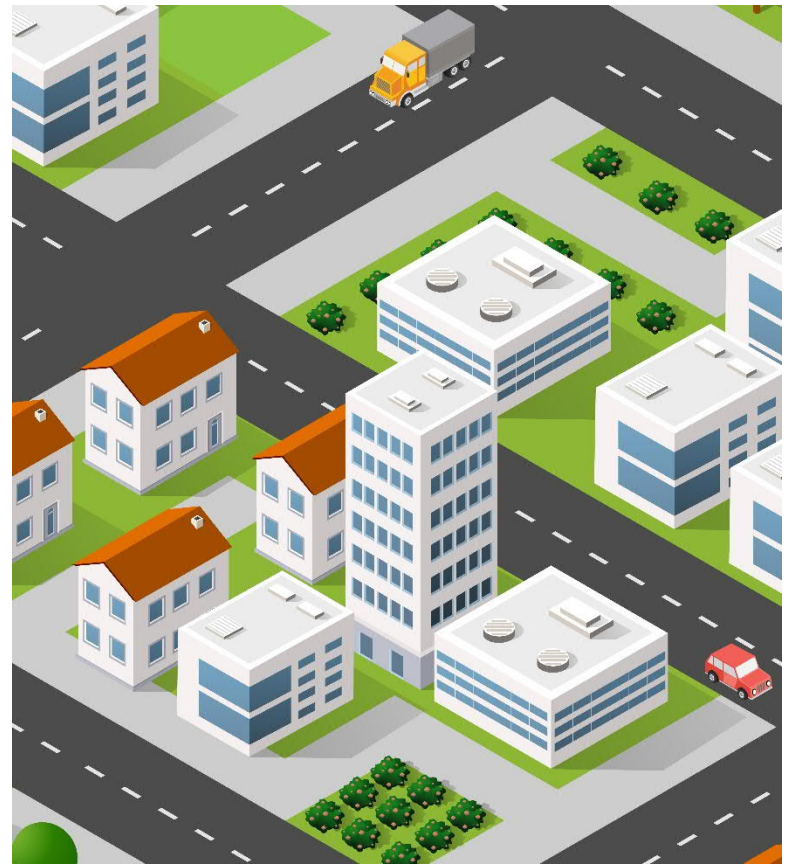
General Overview

The Official Plan is built around a shared vision for the future of West Elgin that speaks to several themes:

- **Section 2:** Vision and Goals;
- **Section 3:** Growth Management;
- **Section 4:** Economic Development;
- **Section 5:** General Policies;
- **Section 6:** Environment and Resource Policies;
- **Section 7:** Land Use Policies;
- **Section 8:** Secondary Plans; and,
- **Section 9:** Infrastructure.

The tools that West Elgin will use to support good planning decisions and provides definitions of specific terminology are in:

- **Section 1:** Basis and Context for the Plan;
- **Section 10:** Consultation and Engagement Policies;
- **Section 11:** Interpretation and Implementation; and,
- **Section 12:** Definitions



Foundational Elements- Vision

"To provide a framework for growth and development aimed at enhancing the existing vibrant rural community with clear directions for protecting our agricultural and environmental assets; enhancing local services, community facilities and green spaces; ensuring that there is a range and mix of housing for current and future residents to meet their needs; and, providing opportunities for economic development."



Foundational Elements- Goals

- To focus growth within the existing serviced **settlement areas** of Rodney and West Lorne while protecting the rural and agricultural character of hamlets and villages;
- To achieve and foster sustainable growth in population, economic development and housing;
- To improve the range of housing opportunities with compact and compatible **development** in an effort to build complete communities;
- To protect and enhance natural and cultural heritage features and areas of aggregate resource potential for extraction purposes; and
- To improve essential community services related to health, education, **recreation, infrastructure** and safety in collaboration with private partners and with neighbouring municipalities and the County.

Growth Framework and Municipal Structure- How Much Growth are we Planning for?



2021: 5,100 people
2031: 5,700 people
2046: 6,500 people
1% annual increase, 2021-2046



2021- 2046: 800 jobs
1.4% annual growth rate
(35 jobs/ year)



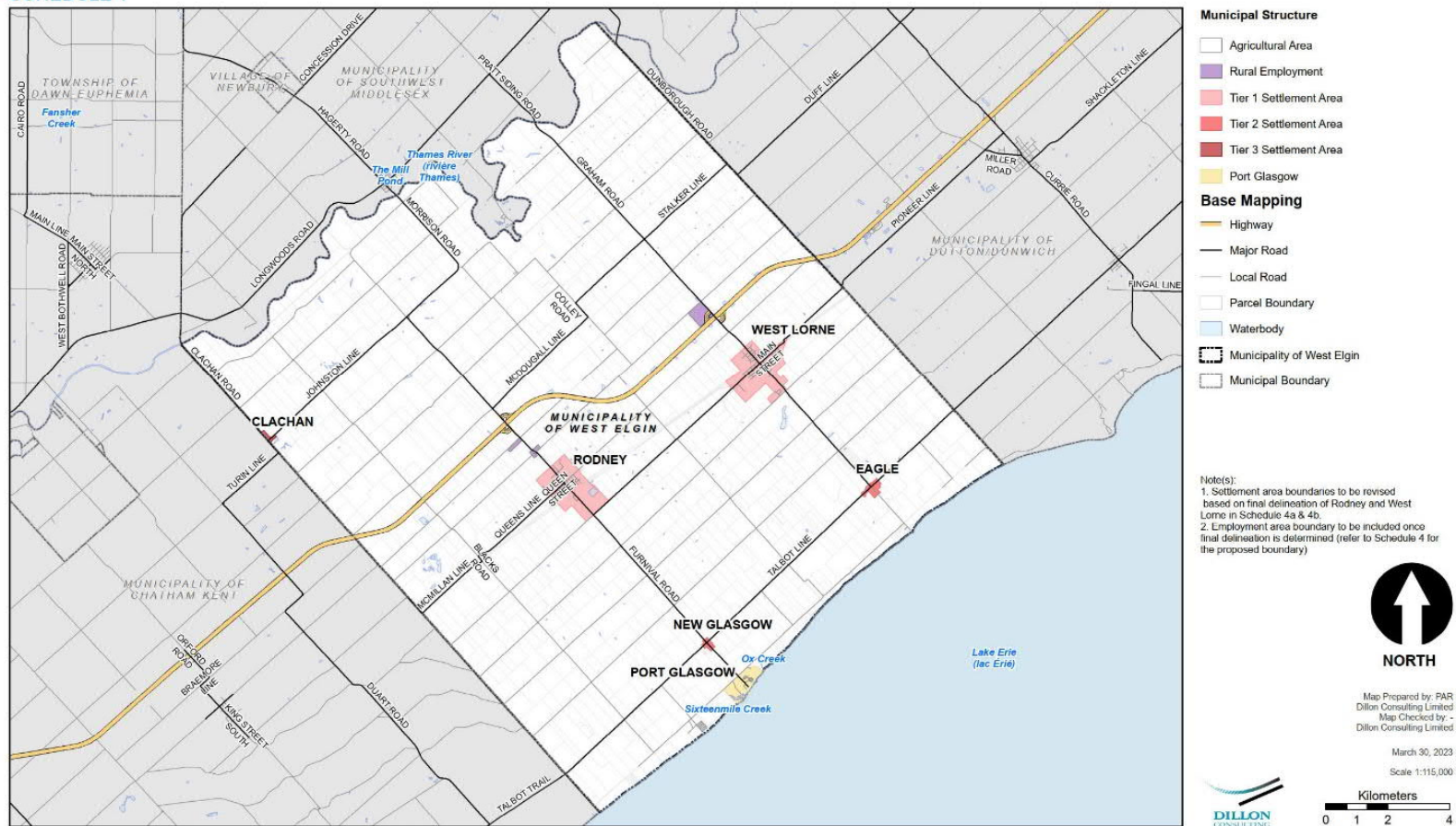
2021: 2,180 households
2046: 2,950 households
31 new households/ year
770 new households, 2021-2046

Growth Framework and Municipal Structure

- General growth strategy and overall structure/ hierarchy has not changed in terms of development hierarchy, however new targets and other measures have been introduced to assist in managing local growth priorities
- Opportunity to consider refinements to optimize land in Rodney and West Lorne
- Will need to add a minimum of 16 gross hectares of additional urban employment land by 2046 and identify potential opportunities for commercial and institutional lands

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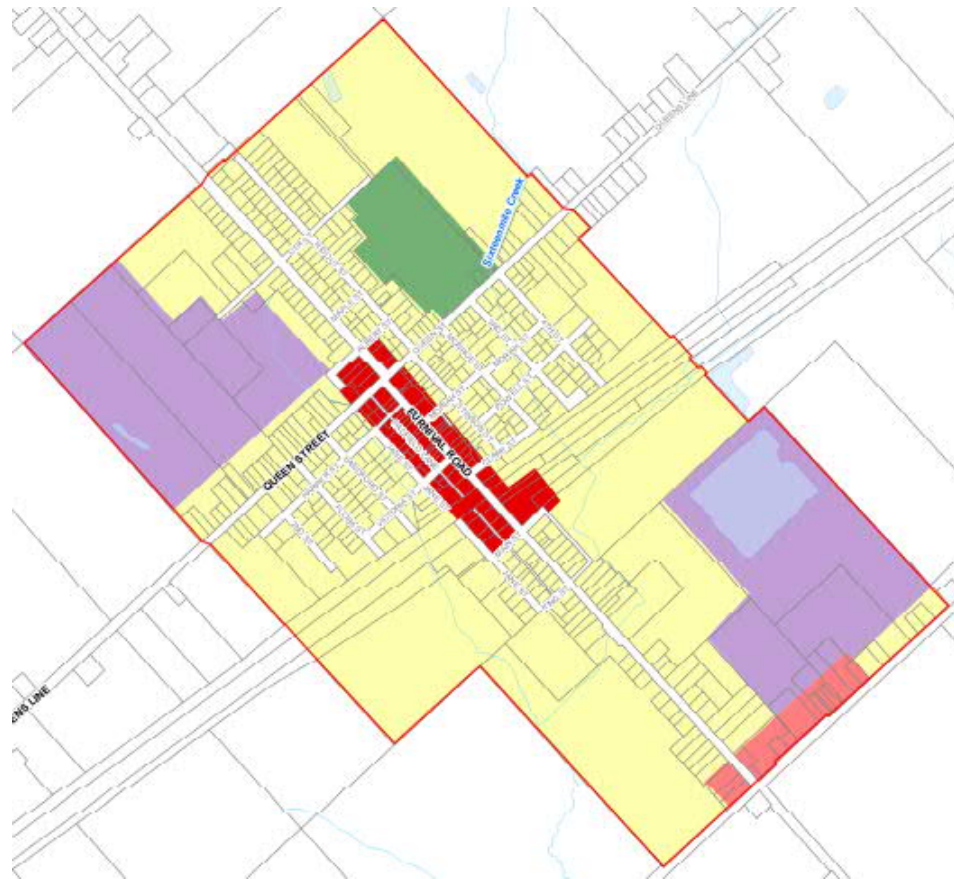
SCHEDULE 1



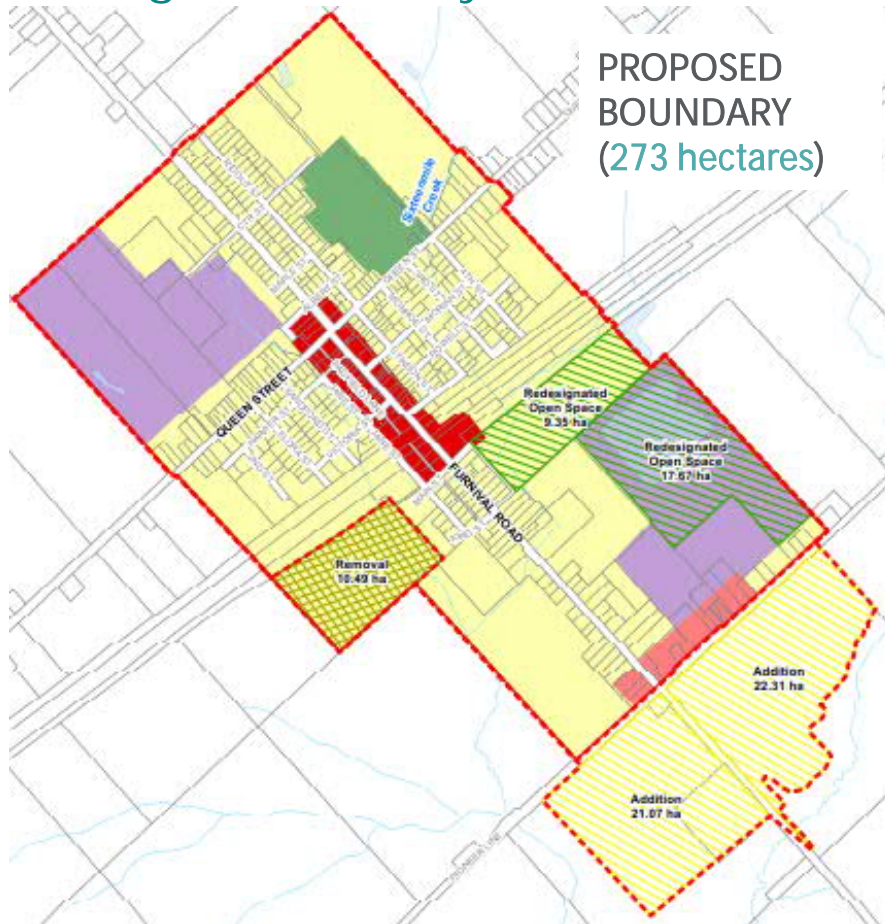
Growth Framework and Municipal Structure- Proposed Boundary Changes

- Land supply/demand analysis presented in the Background report showed that there was a sufficient supply of land within the urban settlement areas to accommodate the forecast growth
- At the prior Council meetings, we heard that not all land may be developable
- Following this, we met with senior staff and the Mayor to better understand constraints on designated lands
- Feedback pointed towards a number of vacant lands which may not be developable over the planning horizon, due to:
 - Perceived ownership constraints
 - Flooding constraints
 - Transportation / access limitations
 - Land use compatibility limitations
 - Natural heritage impacts
- The OP process allows potential options to rationalize boundaries in order to optimize development potential in West Lorne and Rodney
- Proposed boundary changes are included in the Draft Official Plan

Growth Framework and Municipal Structure- Rodney Current Boundary (238 hectares)

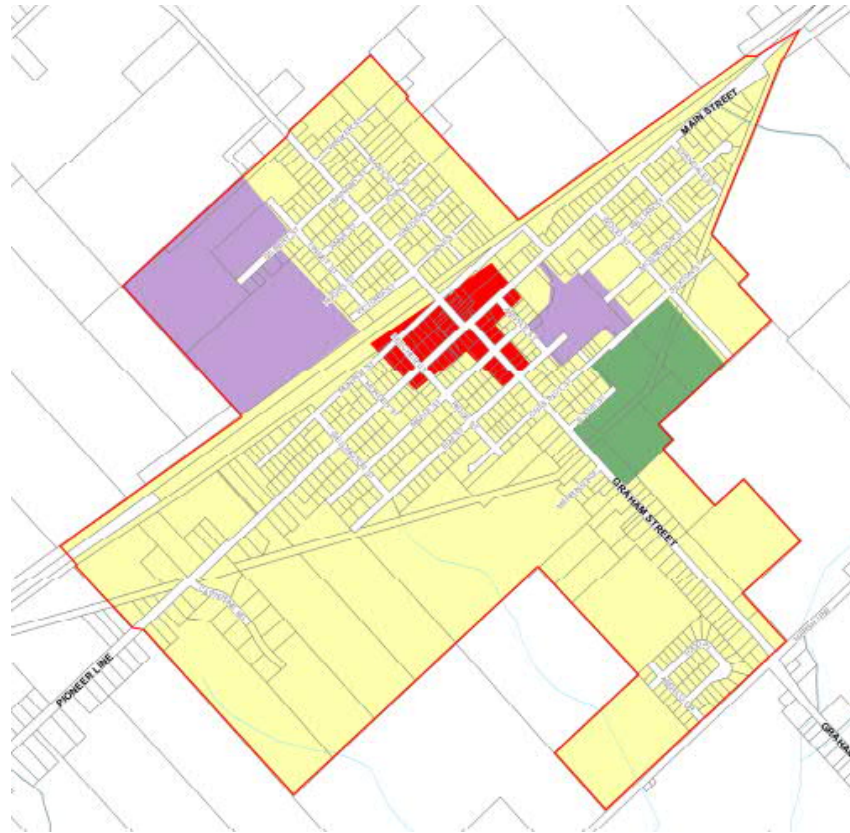


Growth Framework and Municipal Structure- Proposed Boundary Changes in Rodney

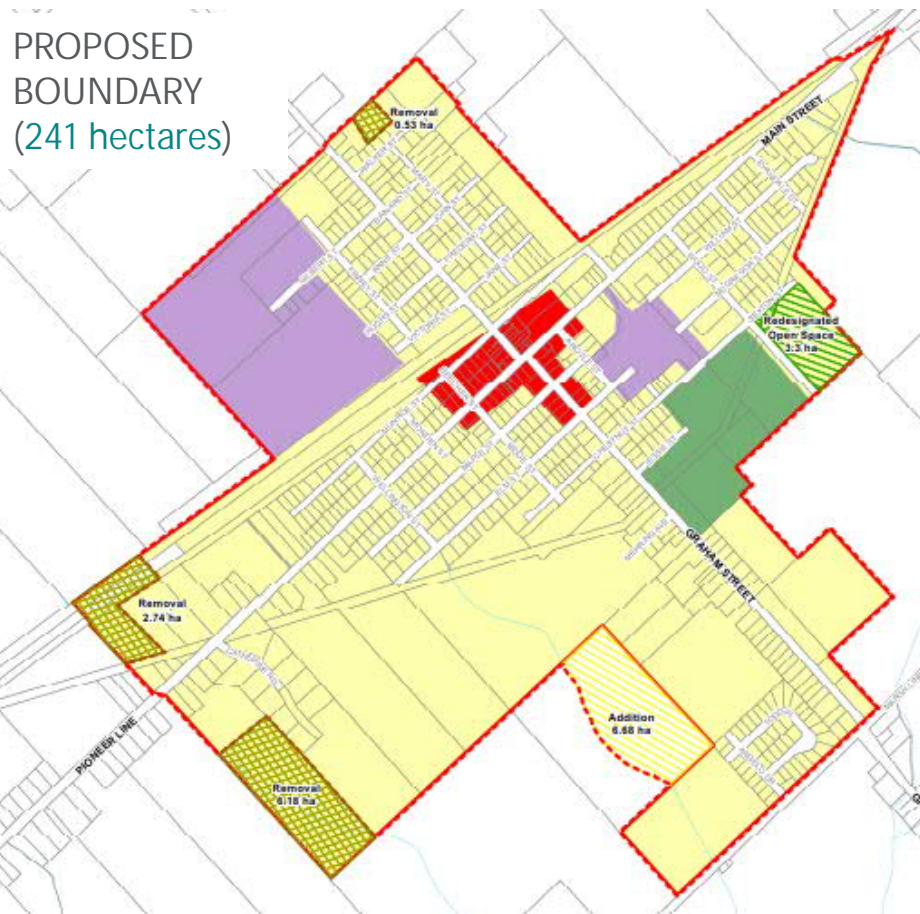


- 27 hectares to remain in boundary but be re-designated to Open Space and non-developable
- 10.5 hectares to be removed
- 43 hectares to be added for residential purposes
- 3 hectares in road ROWs to be added
- TOTAL REMOVALS/ REDESIGNATIONS: 48 hectares
- TOTAL ADDITIONS: 46 hectares
- NET CHANGE: -2 hectares

Growth Framework and Municipal Structure- West Lorne Current Boundary (244 hectares)



Growth Framework and Municipal Structure- Proposed Boundary Changes in West Lorne



- 3 hectares to remain in boundary but be re-designated to Open Space and non-developable
- 9.5 hectares to be removed
- 7 hectares to be added for residential purposes
- TOTAL REMOVALS: 12.5 hectares
- TOTAL ADDITIONS: 7 hectares
- NET CHANGE: -5.5 hectares

Boundary Change Summary

Settlement Area	Lands to be Removed/ Redesignated (hectares)	Lands to be Added (hectares)
Rodney	48	46
West Lorne	12.5	7
TOTAL	60.5	53
NET CHANGE	-7.5 hectares	

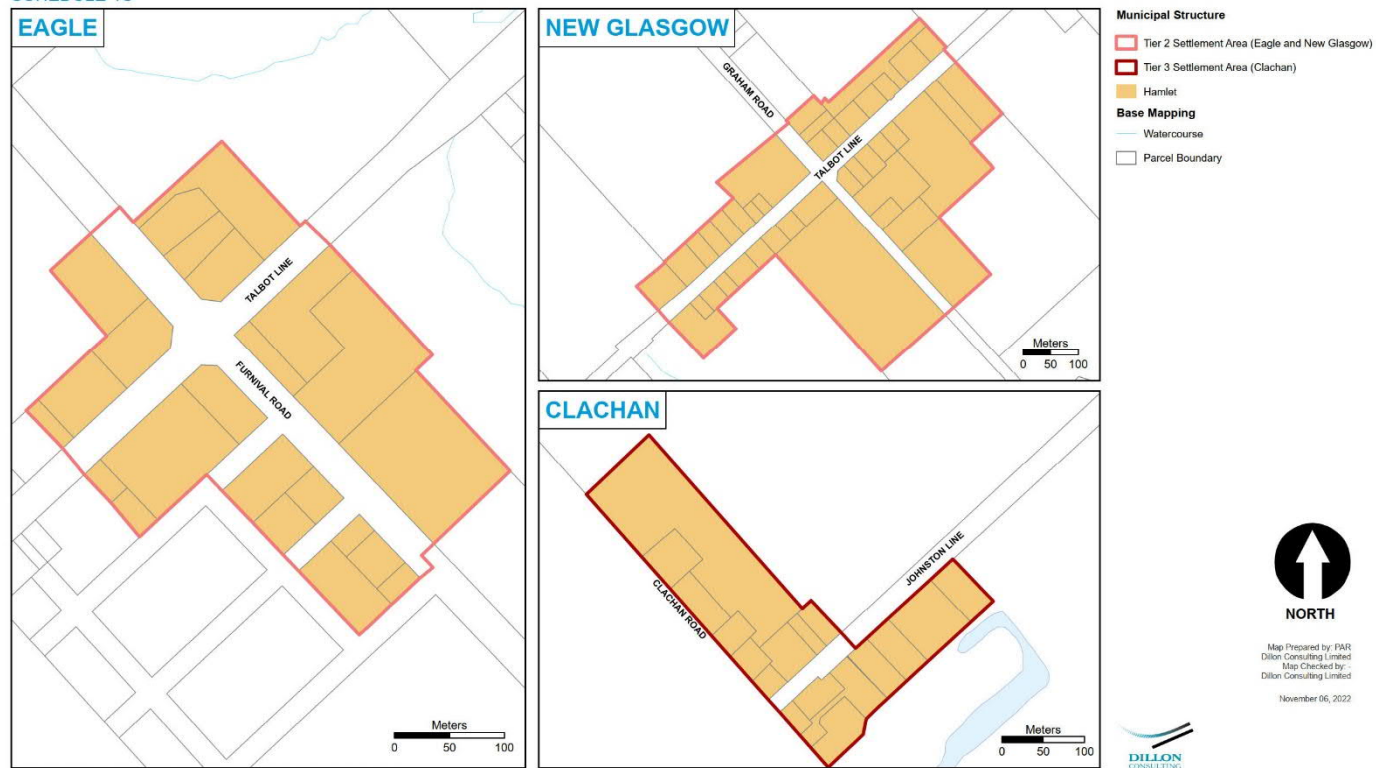
Growth Framework and Municipal Structure

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

LAND USE PLAN - TIER 2 AND 3 SETTLEMENT AREAS - EAGLE, NEW GLASGOW, CLACHAN

SCHEDULE 4C

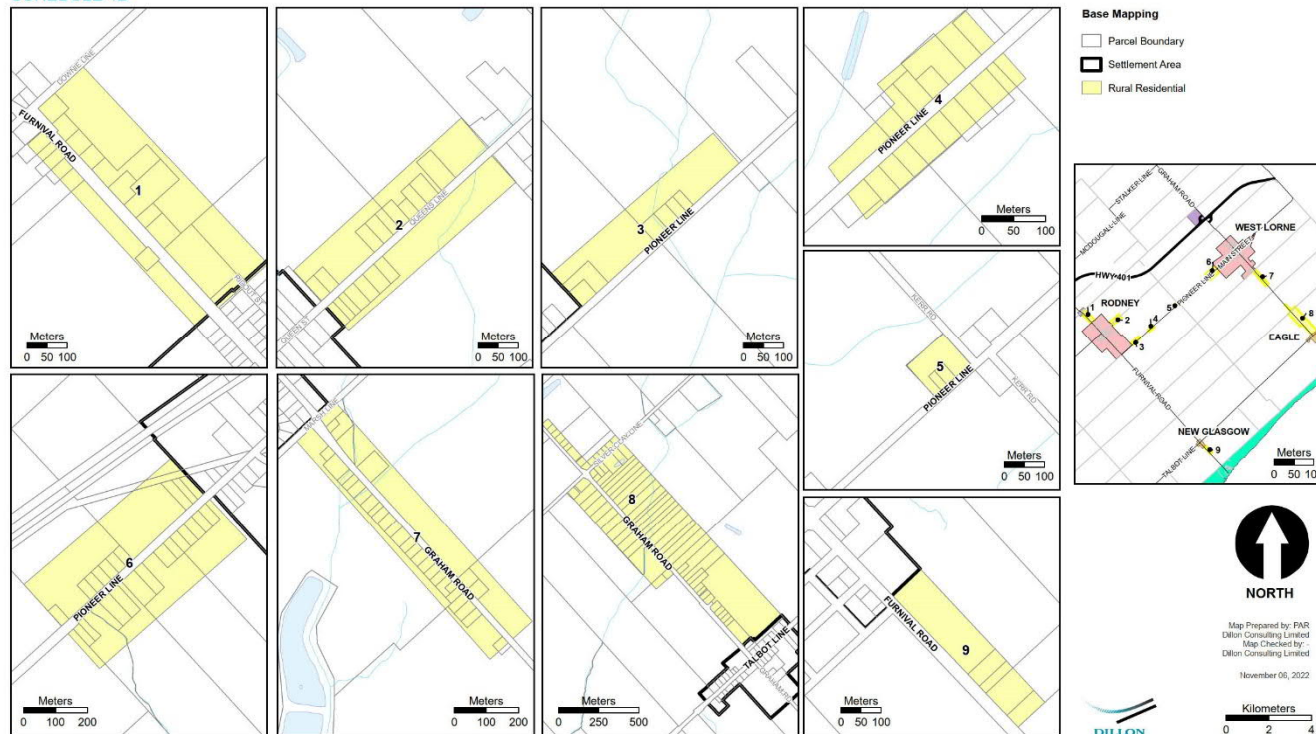
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Growth Framework and Municipal Structure

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN LAND USE PLAN - RURAL RESIDENTIAL SCHEDULE 4D

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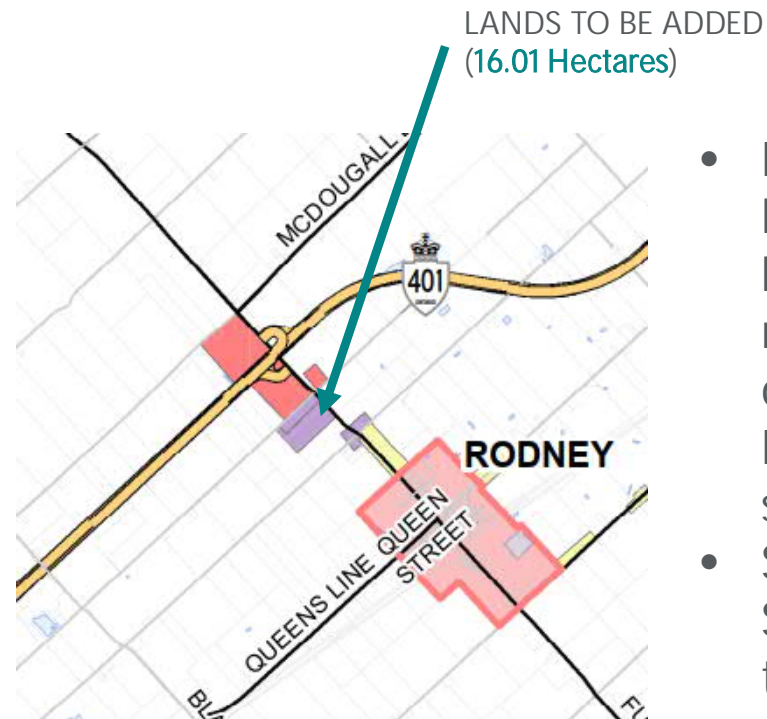
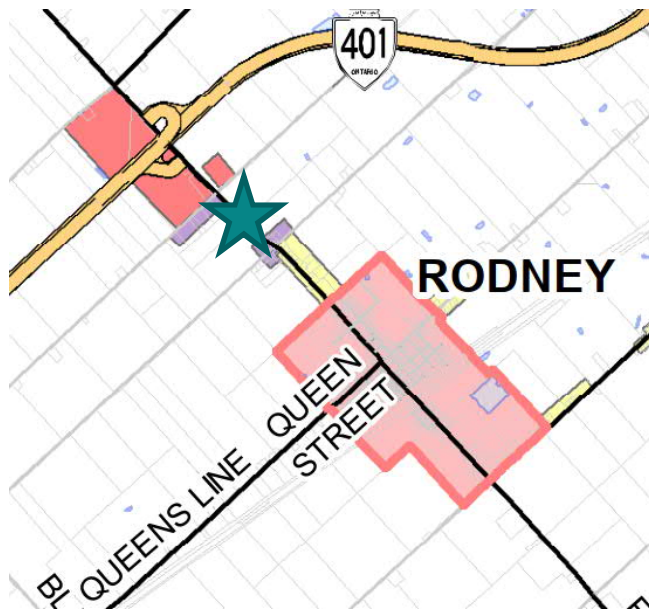
Economic Development- Section 4

- Objectives for economic development
- Generally broad, building on the policy framework
- A future economic development strategy could support policy amendments in the years to come
- Land use considerations for intensification of employment areas and redevelopment of employment sites
- Introducing additional land for employment uses to reflect the future demand identified by Watson could support economic development and employment attraction
- Watson identified that approximately 16 hectares of new land is needed to address shortfall

Economic Development- Section 4

- The location of future employment lands expansion areas should give consideration to:
 - Good access to regional transportation networks
 - Physical connectivity of proposed area to existing employment lands to create a contiguous employment area
 - Flat to slightly rolling topography in areas with minimal environmental issues
 - Potential for efficient and effective vehicular access and circulation, particularly for heavy truck traffic
 - Buffering in order to minimize noise and air pollution to neighbouring residential and other non-residential areas

Economic Development- Section 4



- Recommended location- link the highway node near municipal offices to the Rodney settlement area.
- Shown on Schedule 4 of the Official Plan



Question Break

General Policies- Section 5

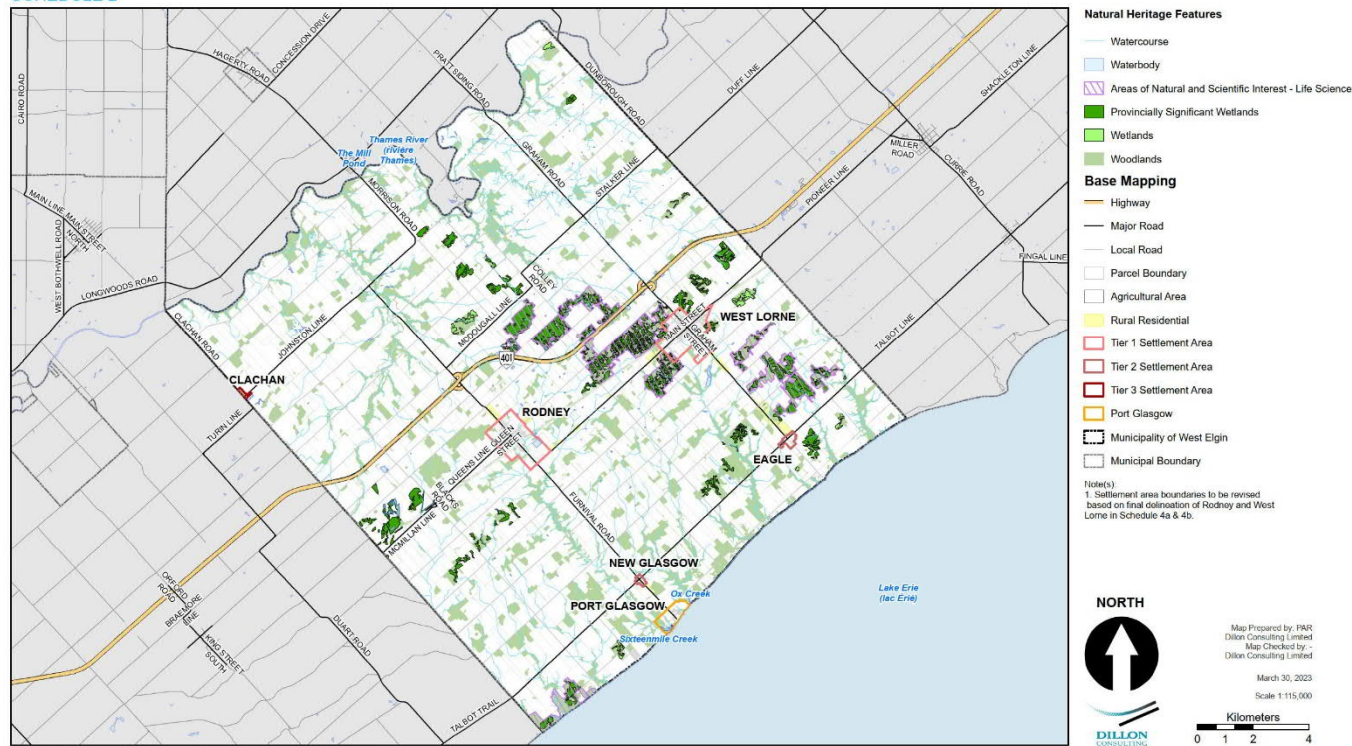
- Apply throughout the municipality
- Broad, overarching
 - Complete Communities
 - Climate Change
 - Parks, Open Space, Trails and Recreational Facilities
 - Accessory Dwelling Units
 - Home Occupations and Businesses
 - Bed and Breakfasts
 - Group Homes, Lodging Houses
 - Cannabis Growth
 - Institutional Uses
 - Land Use Compatibility
 - New Development Compatibility
 - Infrastructure Considerations

Environment and Resources- Section 6

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

NATURAL HERITAGE FEATURES
SCHEDULE 2

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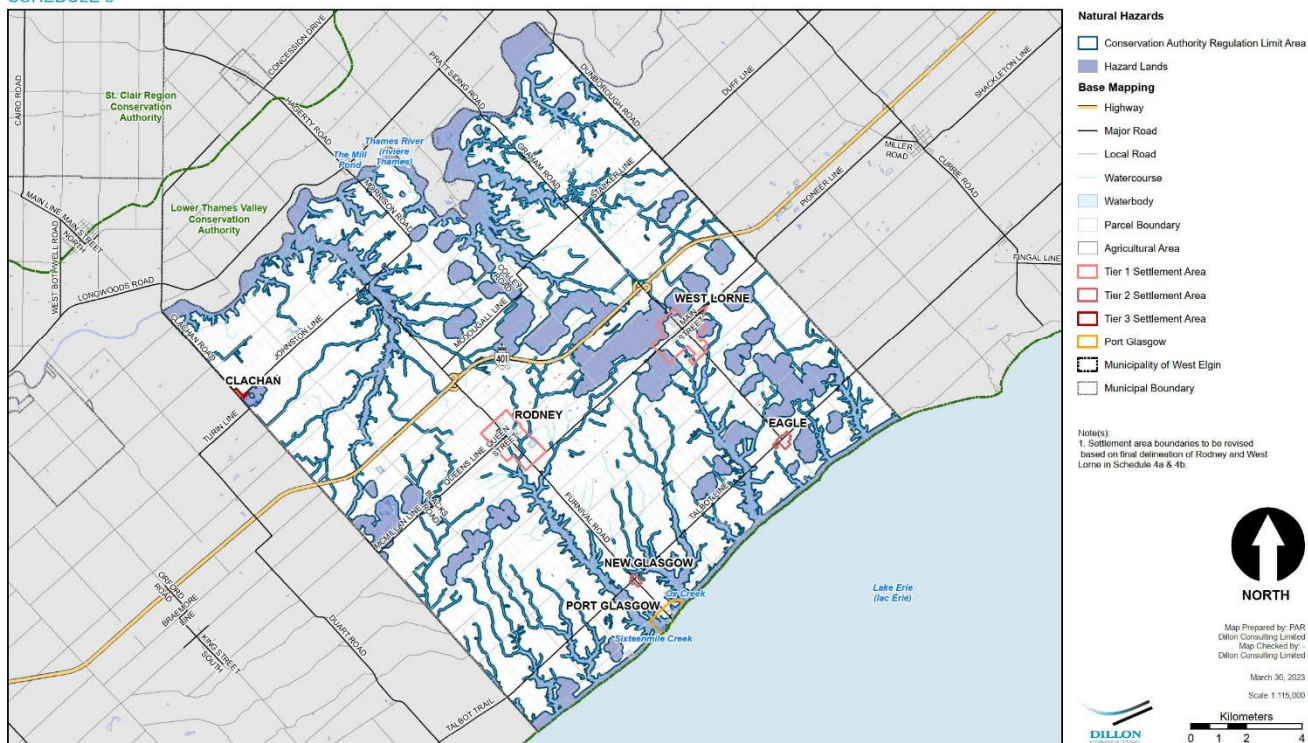
- Natural Heritage mapping updated to reflect latest MNRF mapping & County Study
- Policies provided to address matters of PPS conformity

Environment and Resources- Section 6

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

NATURAL HAZARDS
SCHEDULE 3

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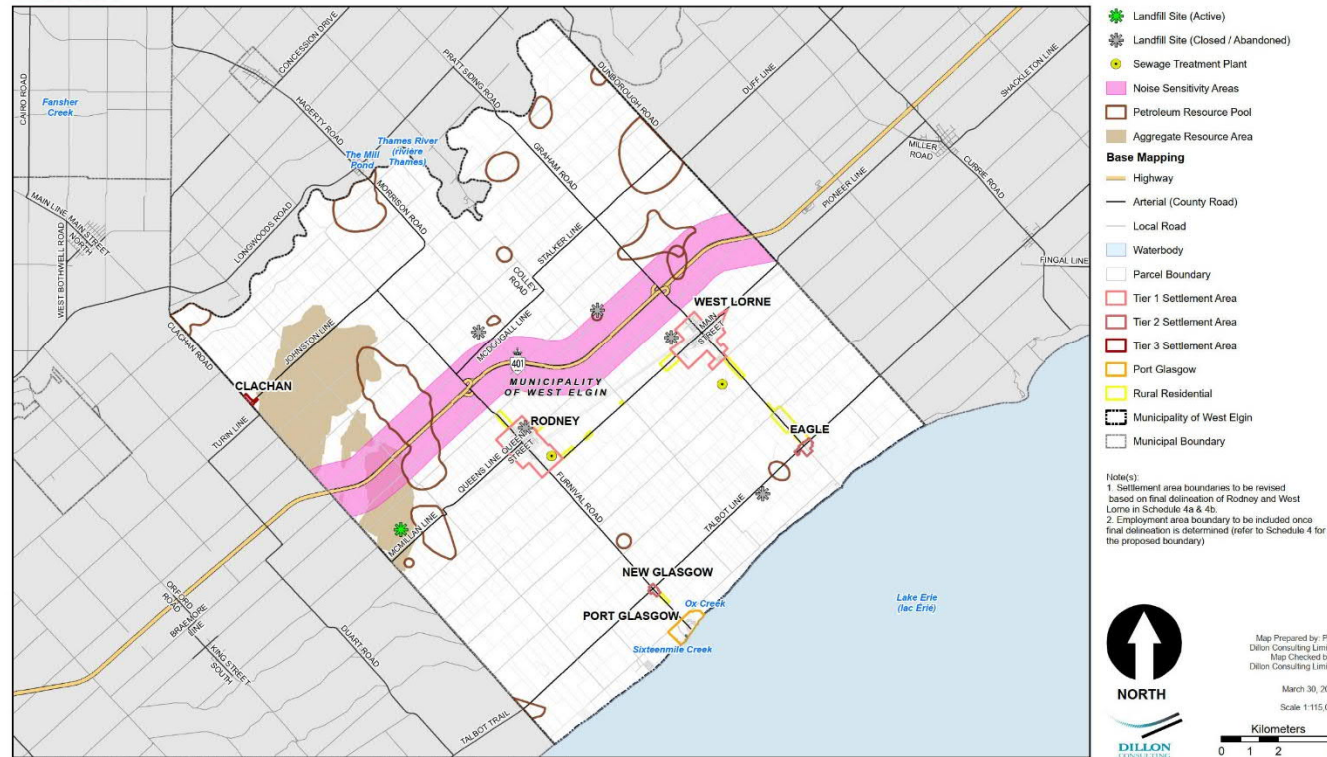
- Hazard land mapping to reflect Conservation Authority mapping
- Policies provided to address matters of PPS conformity

Environment and Resources- Section 6

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

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AGGREGATE RESOURCE AREAS, NOISE SENSITIVITY AREA, SEWAGE TREATMENT PLANTS, PETROLEUM RESOURCES AND CLOSED WASTE DISPOSAL SITES SCHEDULE 6



- Aggregate resource areas identified
- Aggregate policies included



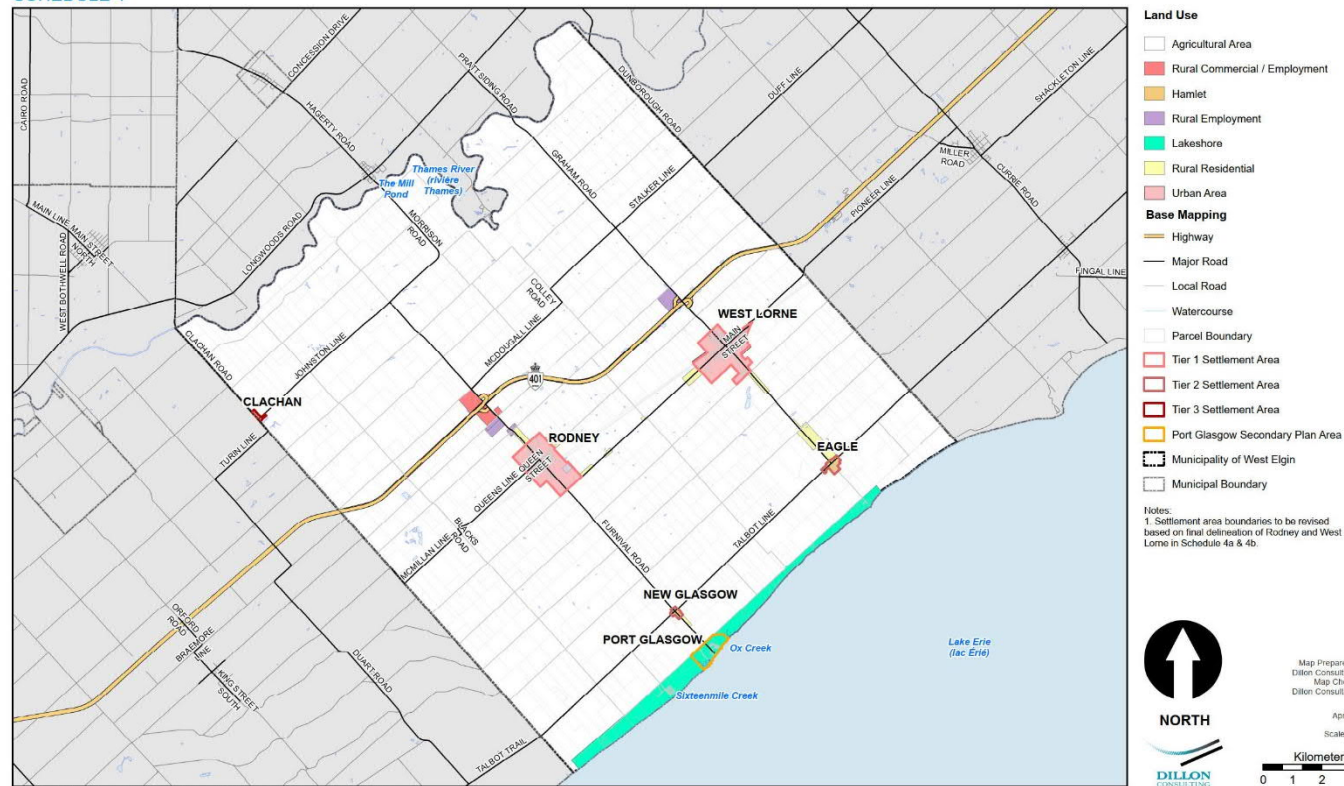
Question Break

Land Use Policies- Section 7

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

GENERAL LAND USE
SCHEDULE 4

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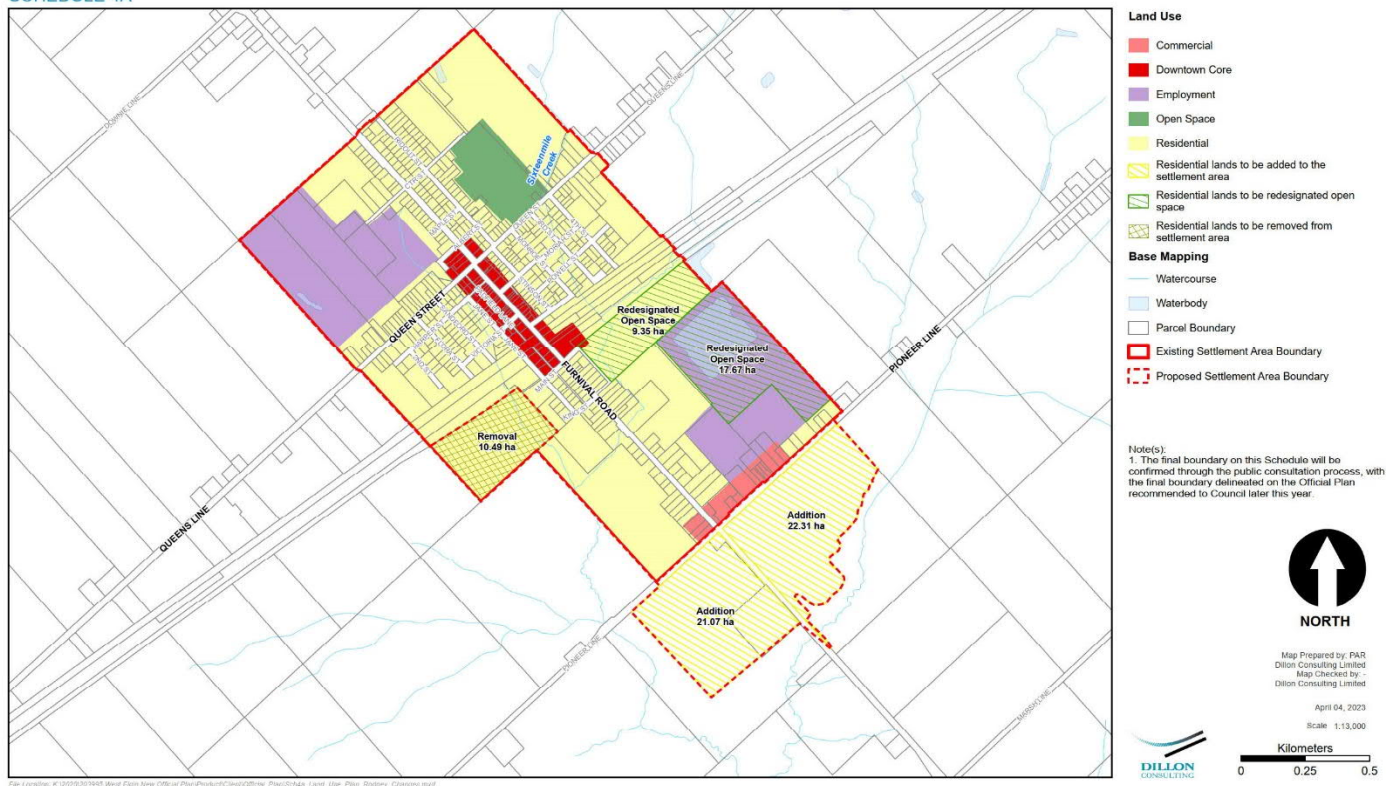
Land Use Policies- Section 7

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

LAND USE PLAN- SETTLEMENT AREA- RODNEY PROPOSED BOUNDARY

SCHEDULE 4A

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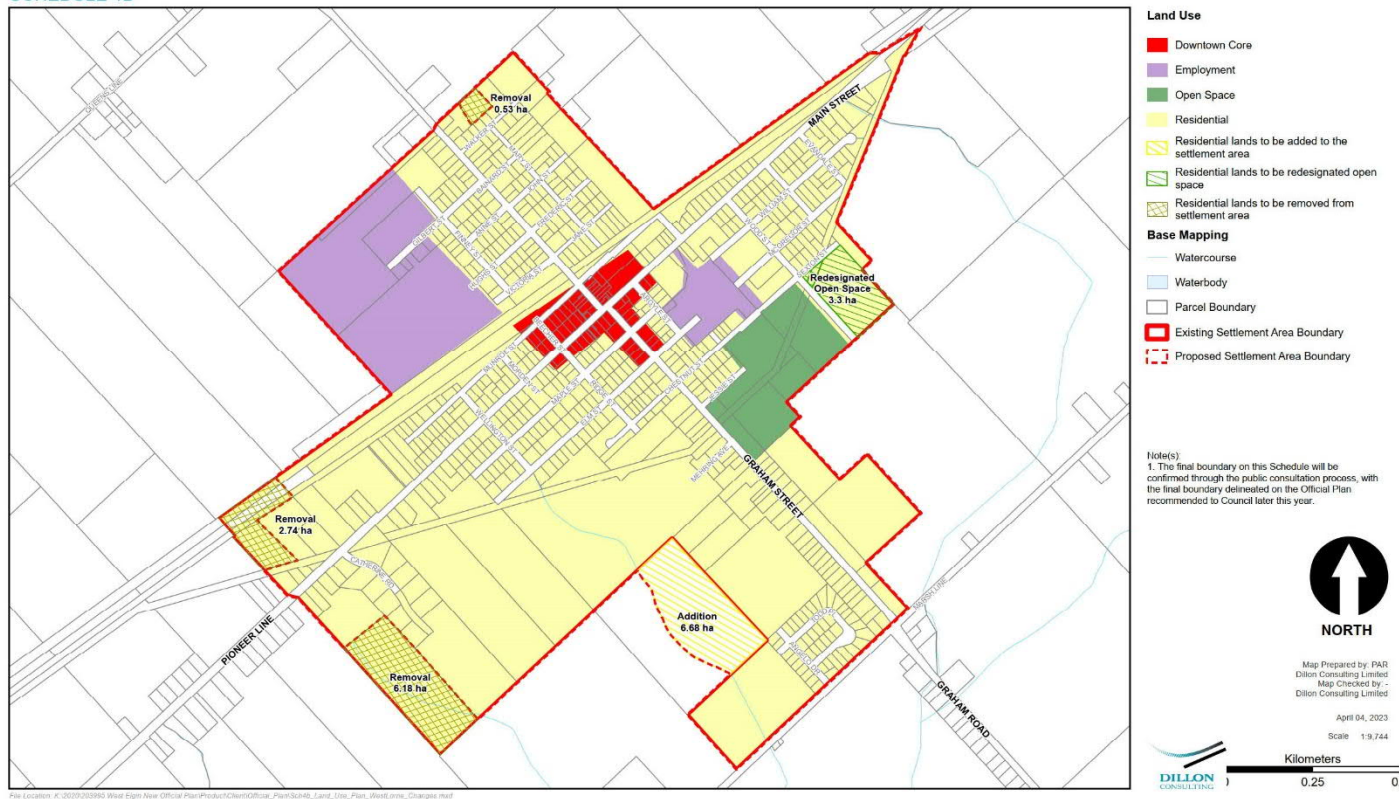
Land Use Policies- Section 7

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

LAND USE PLAN- SETTLEMENT AREA- WEST LORNE PROPOSED BOUNDARY

SCHEDULE 4B

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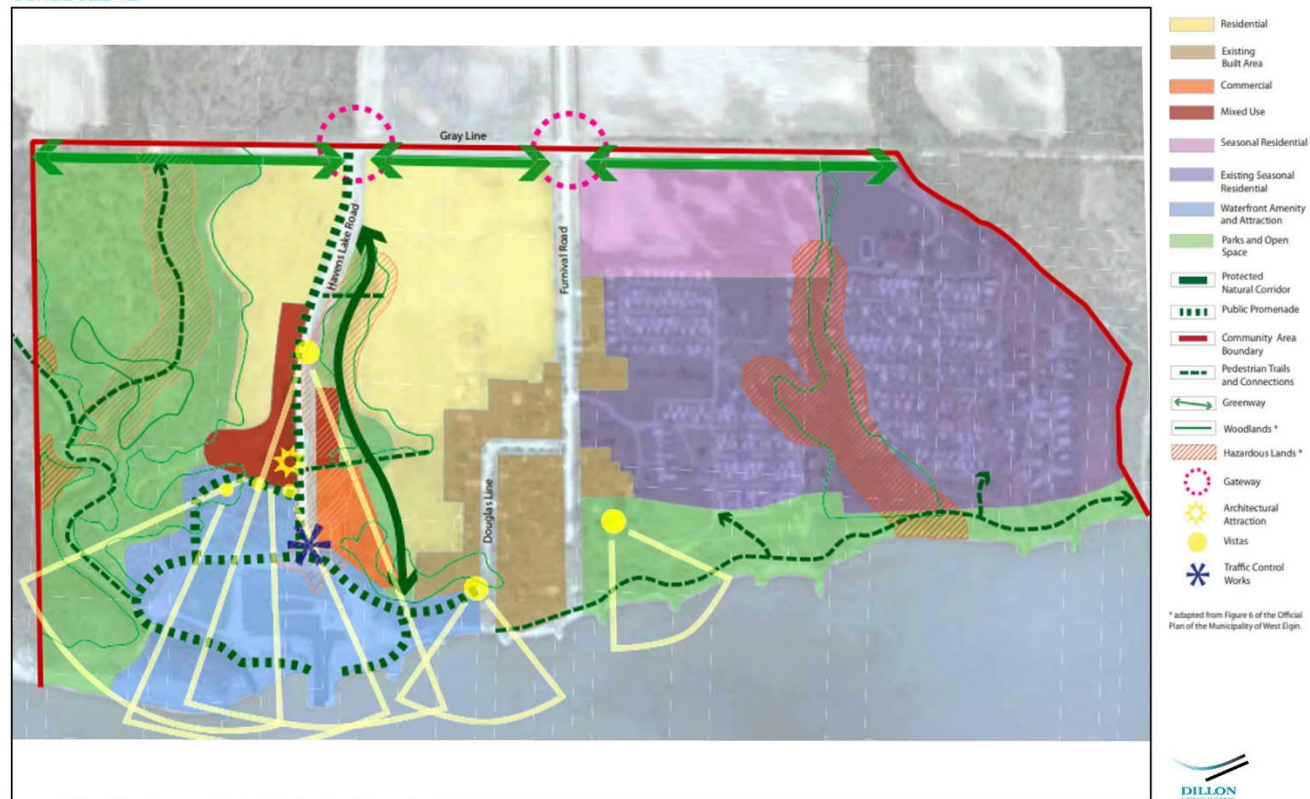
Secondary Plans- Section 8

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

LAND USE PLAN - PORT GLASGOW SECONDARY PLAN AREA

SCHEDULE 4E

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- Carry-over of existing policies and land use framework from current Official Plan



Question Break

Infrastructure- Section 9

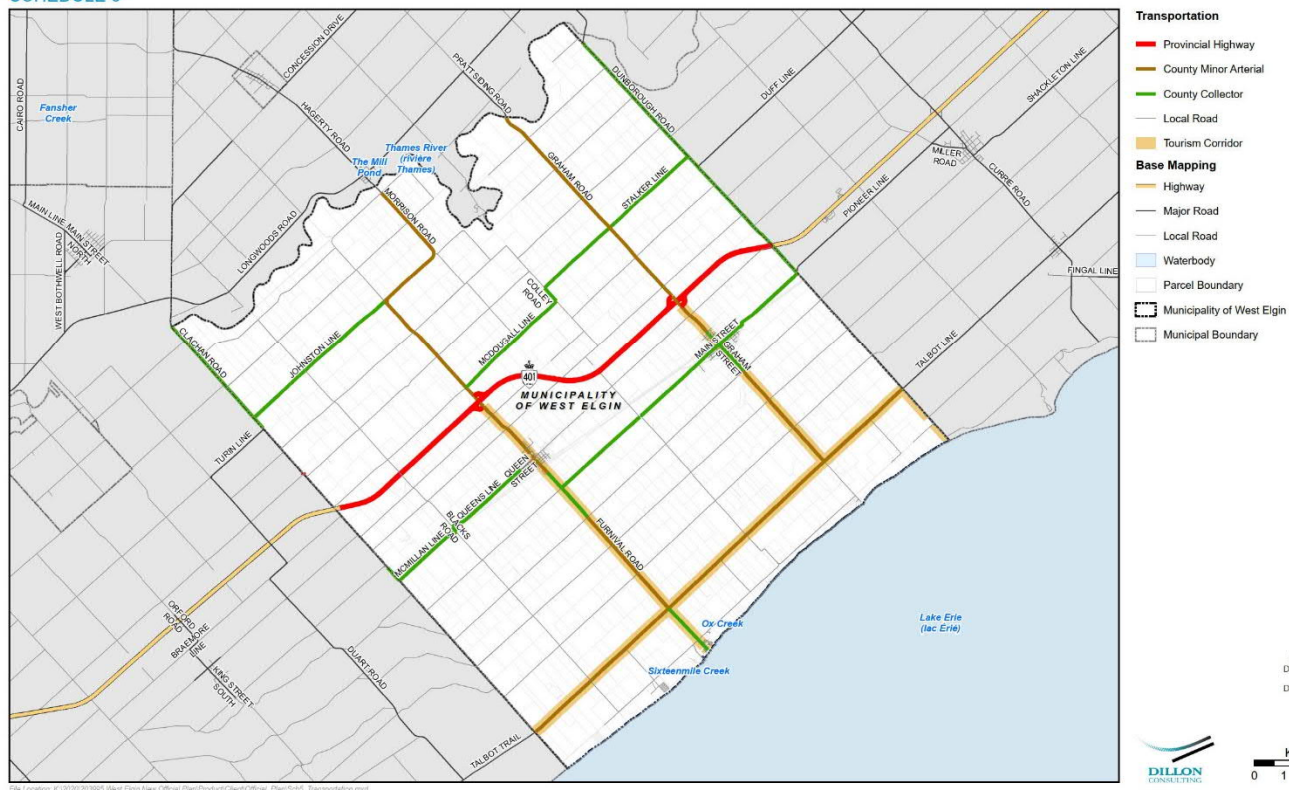
- Transportation
- Water, Wastewater and Stormwater Management
- Electrical Power Facilities
- Alternative and Renewable Energy Systems, Energy Conservation and Generation
- Waste Management
- Public Utilities
- Green Design and Infrastructure
- Human Made Hazards

Infrastructure- Section 9

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

TRANSPORTATION
SCHEDULE 5

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Question Break

Implementation Pieces

- Section 1, 10, 11, 12 deal with matters of implementation
 - Administration
 - Engagement/ Consultation
 - Complete Applications
 - Interpretation
 - Definitions





Question Break



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Next Steps

Next Steps

- Seek direction from Council today to proceed to formal consultation- **Today**
- Formal Consultation Period- **Spring 2023**
 - Draft available for comment on project webpage- **following direction from Council**
 - Meeting with agencies, stakeholders- **continuous/ ongoing**
 - Public Open House- **early May**
 - Statutory Public Meeting- **early June**
- Internal review of comments/ finalize OP for adoption- **late June/ early July**
- Adoption meeting- **July 20th, 2023**



Thank you!