



# 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



# 1.0

Recap: Project Purpose and Process

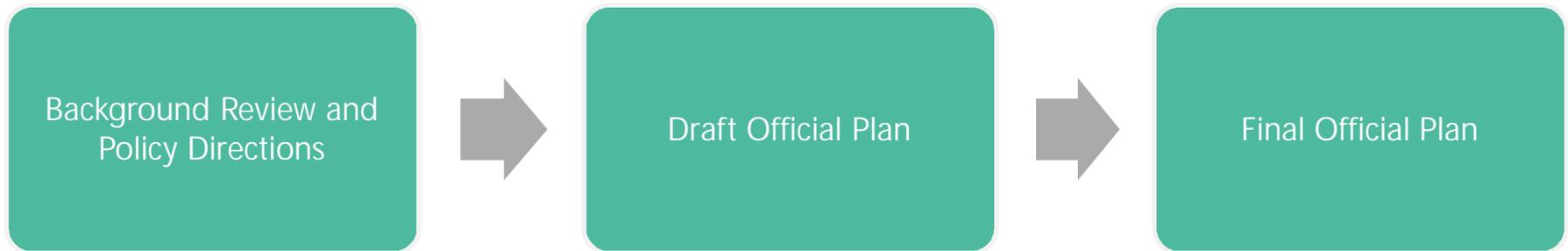
# Official Plan Review Background

- 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



- ✓ Provincial Policy Statement Policy Audit
- ✓ Policy Background Report, including Population and Employment Projections
- ✓ Technical Advisory Committee Meeting #1
- ✓ Council Meeting #1

- ✓ Policy Directions Report
- ✓ Technical Advisory Committee Meeting # 2
- ✓ Council Meeting # 2
- ✓ Draft Official Plan 1 (internal for planning staff review)
- ✓ Technical Advisory Committee Meeting # 3
- ✓ Draft Official Plan 2 (Draft for Consultation Purposes)

- ✓ Council Meeting # 3
  - Public Consultation
  - Final Official Plan
  - Statutory Public Meeting under Planning Act
  - Council Adoption

# 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

Question Break



# 3.0

Overview of the New Official Plan

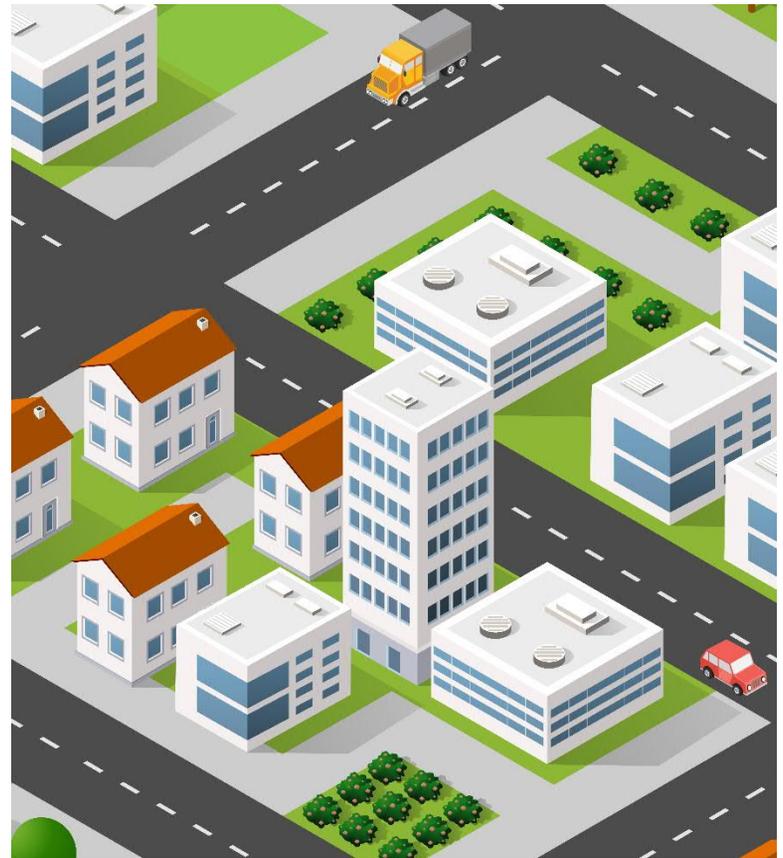
# General Overview

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

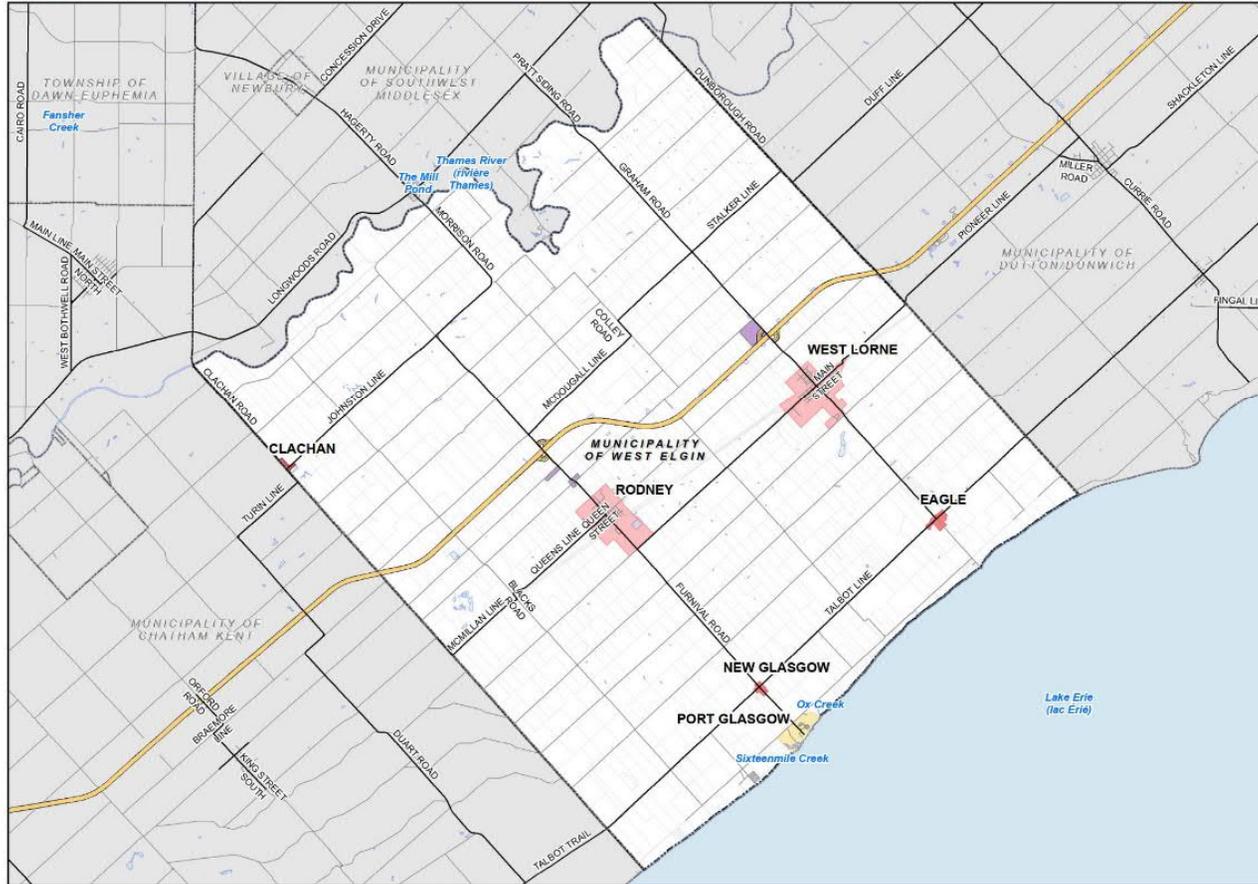
## Growth Framework and Municipal Structure

- 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

# MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

## MUNICIPAL STRUCTURE SCHEDULE 1

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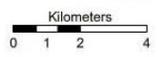


- Municipal Structure**
- Agricultural Area
  - Rural Employment
  - Tier 1 Settlement Area
  - Tier 2 Settlement Area
  - Tier 3 Settlement Area
  - Port Glasgow
- Base Mapping**
- Highway
  - Major Road
  - Local Road
  - Parcel Boundary
  - Waterbody
  - Municipality of West Elgin
  - Municipal Boundary

Notes:  
 1. Settlement area boundaries to be revised based on final delineation of Rodney and West Lorne in Schedule 4a & 4b.  
 2. Employment area boundary to be included once final delineation is determined (refer to Schedule 4 for the proposed boundary)



Map Prepared by: PAR  
 Dillon Consulting Limited  
 Map Checked by: -  
 Dillon Consulting Limited  
 March 30, 2023  
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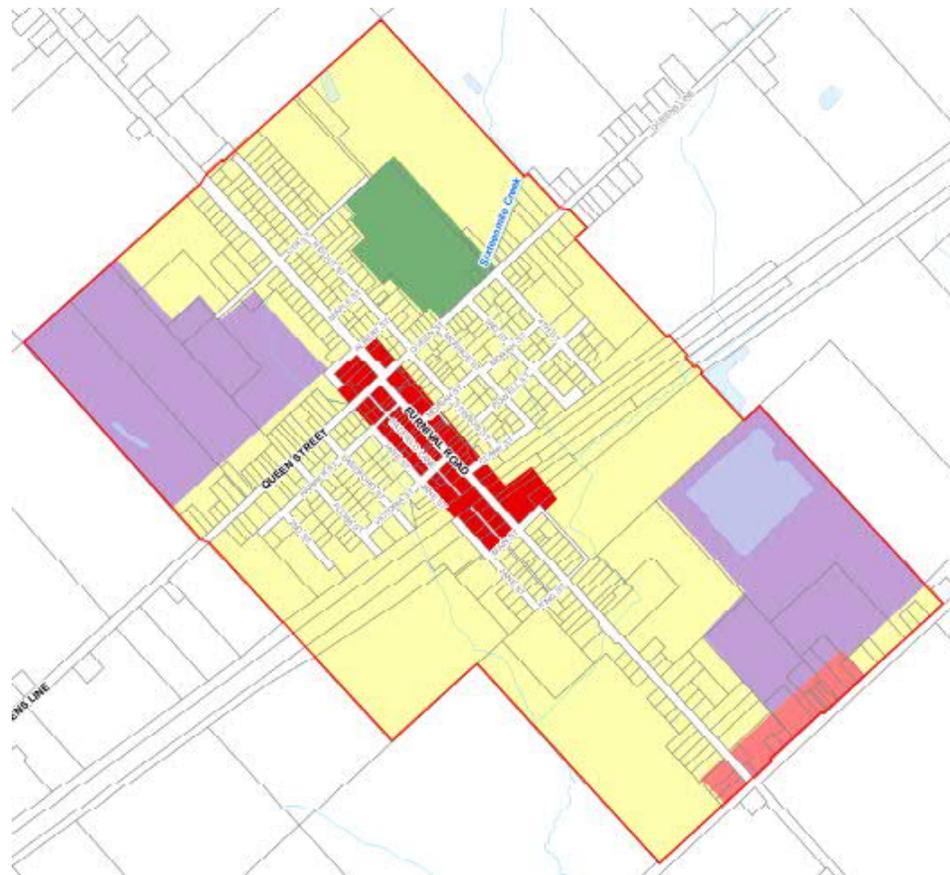



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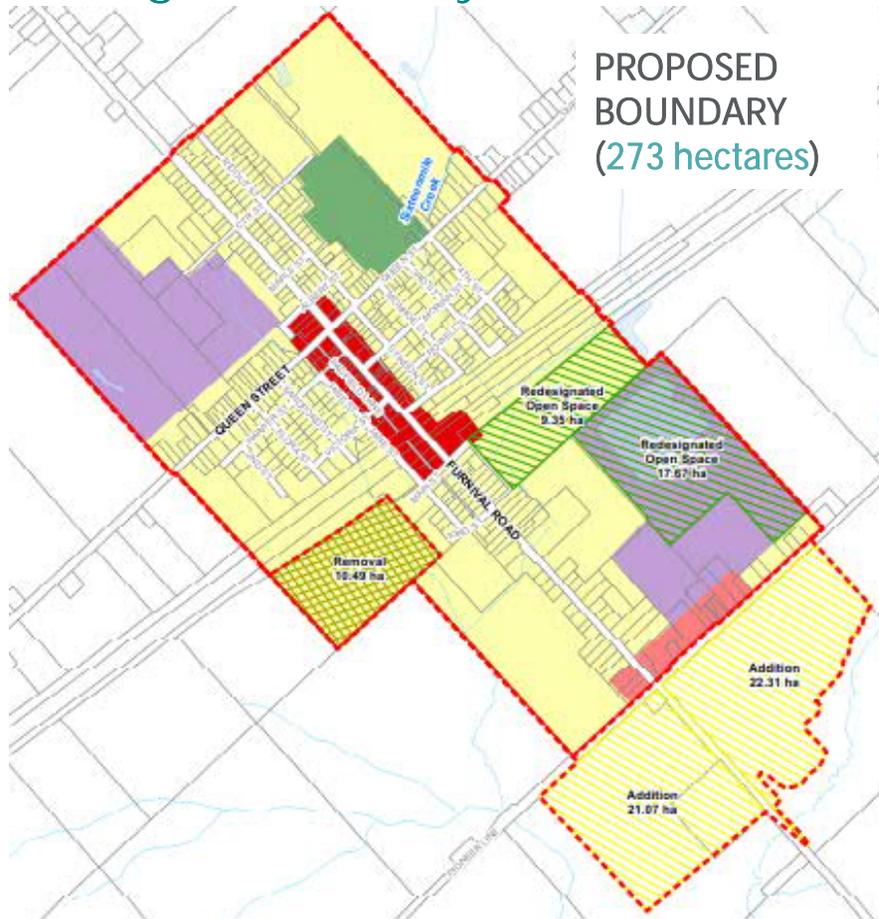
# Growth Framework and Municipal Structure- Proposed Boundary Changes

- 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)

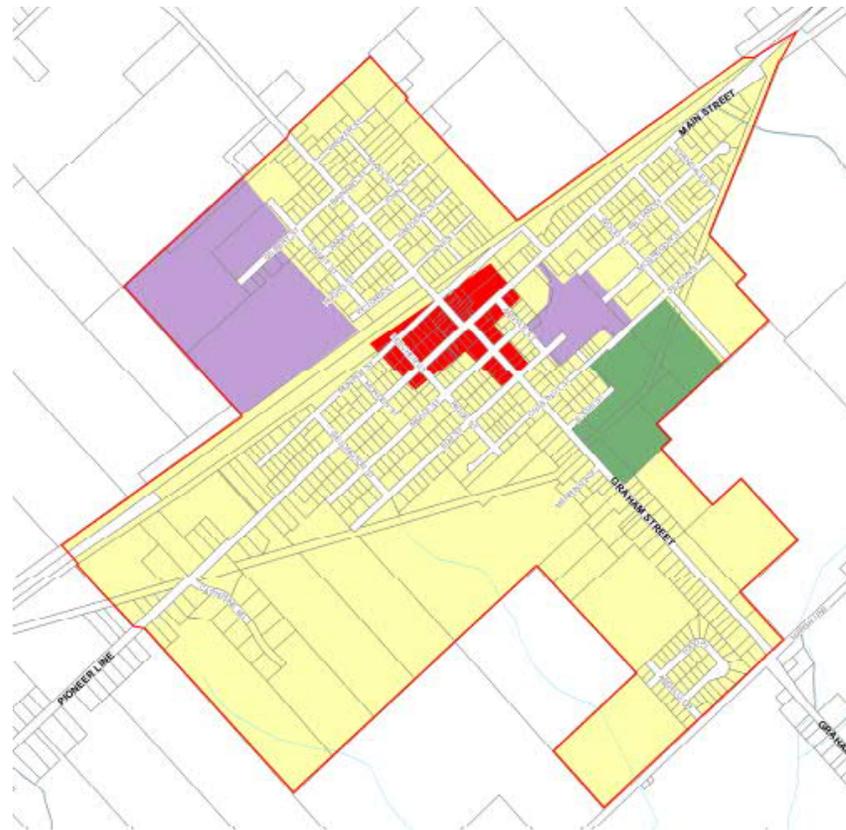


## Growth Framework and Municipal Structure- Proposed Boundary Changes in Rodney



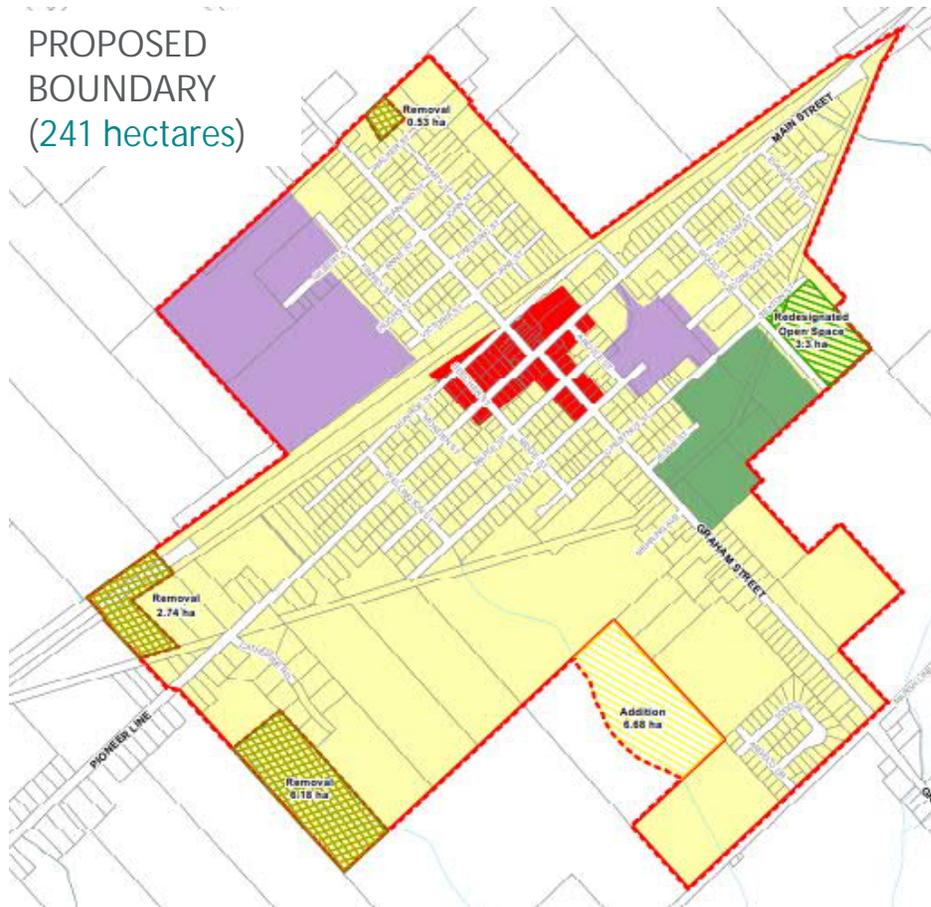
- 27 hectares to remain in boundary but be re-designated to Open Space and non-developable
- 10.5 hectares to be removed
- 43 hectares to be added for residential purposes
- 3 hectares in road ROWs to be added
- TOTAL REMOVALS/ REDESIGNATIONS: 48 hectares
- TOTAL ADDITIONS: 46 hectares
- NET CHANGE: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

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



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

PROPOSED  
BOUNDARY  
(241 hectares)



- 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	

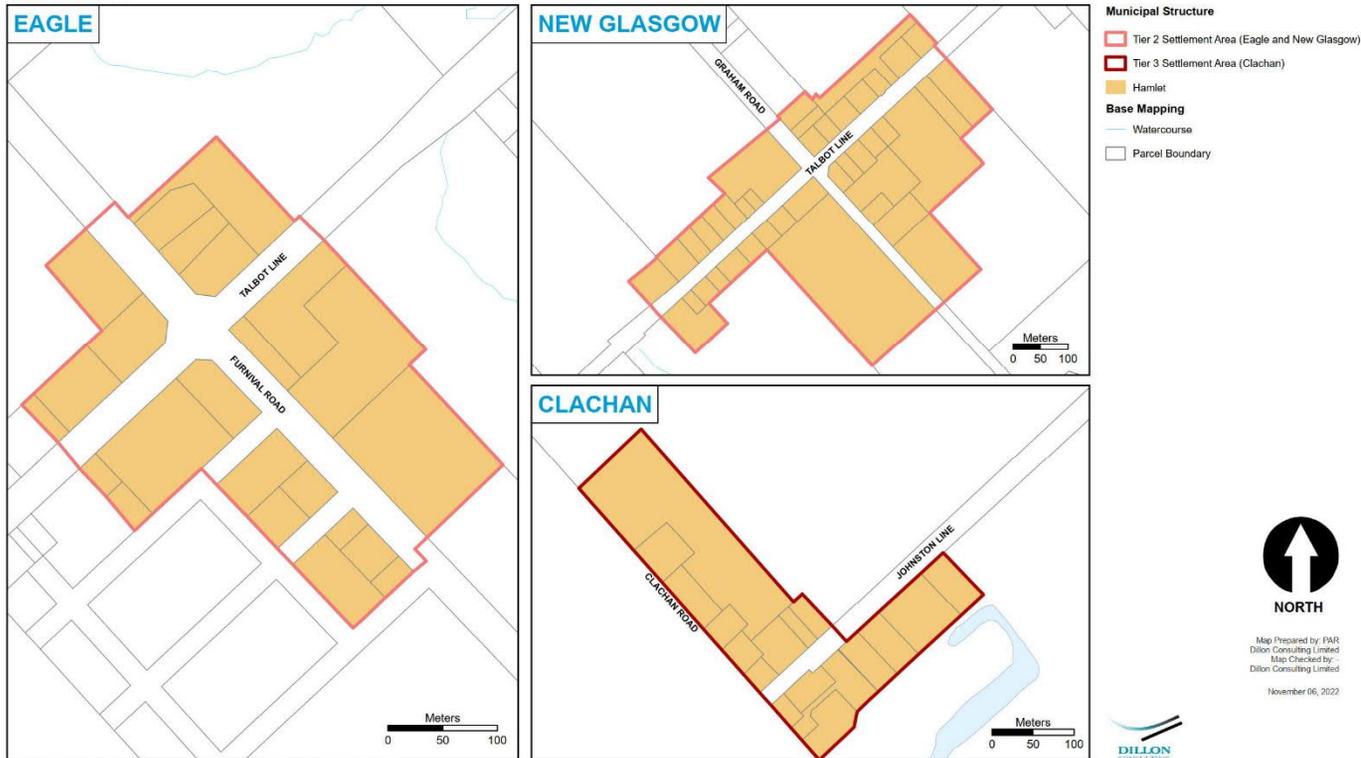
# Growth Framework and Municipal Structure

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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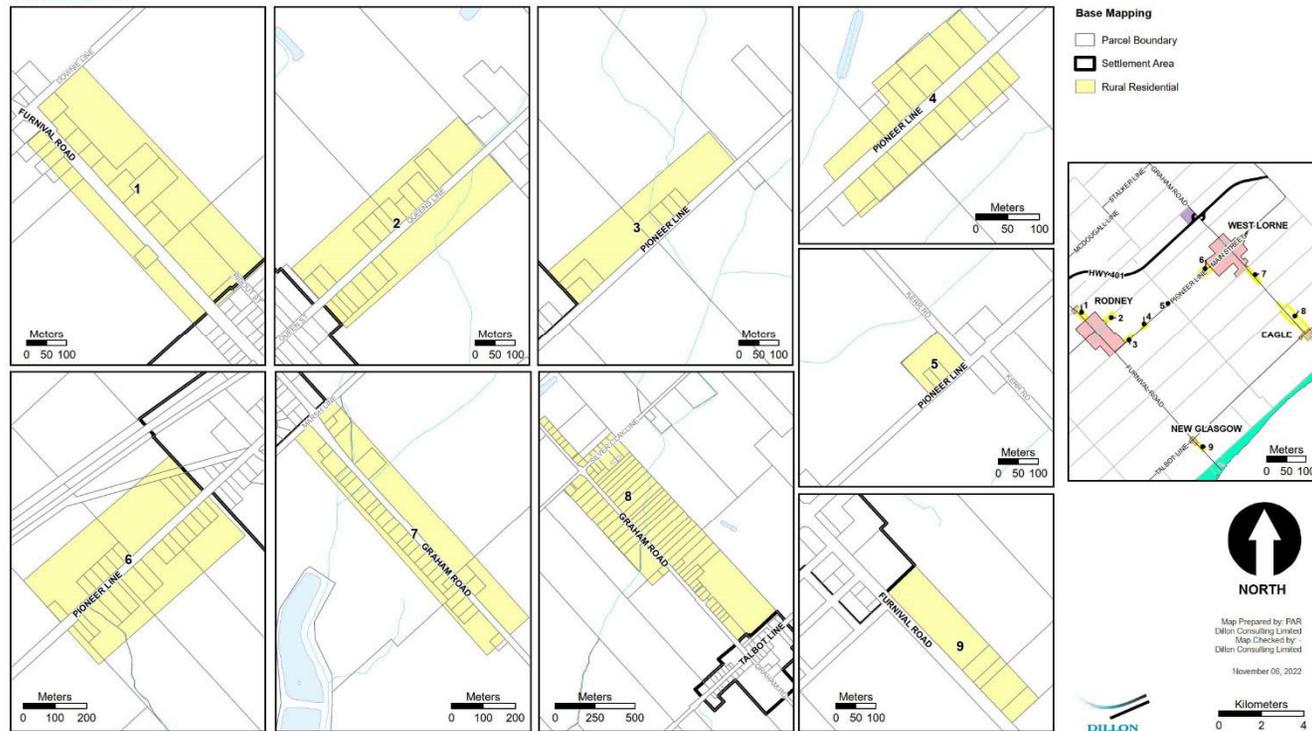


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# Growth Framework and Municipal Structure

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

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Question Break

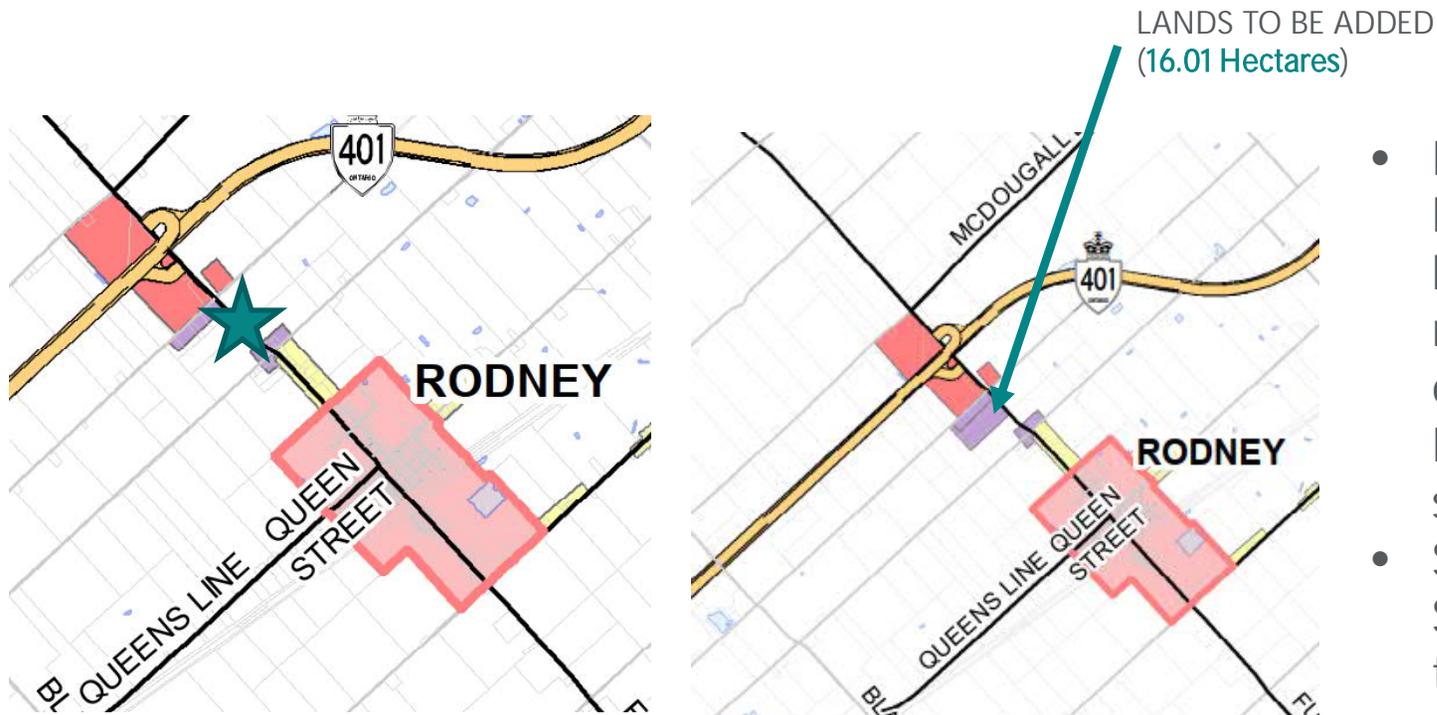
## Economic Development- Section 4

- 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

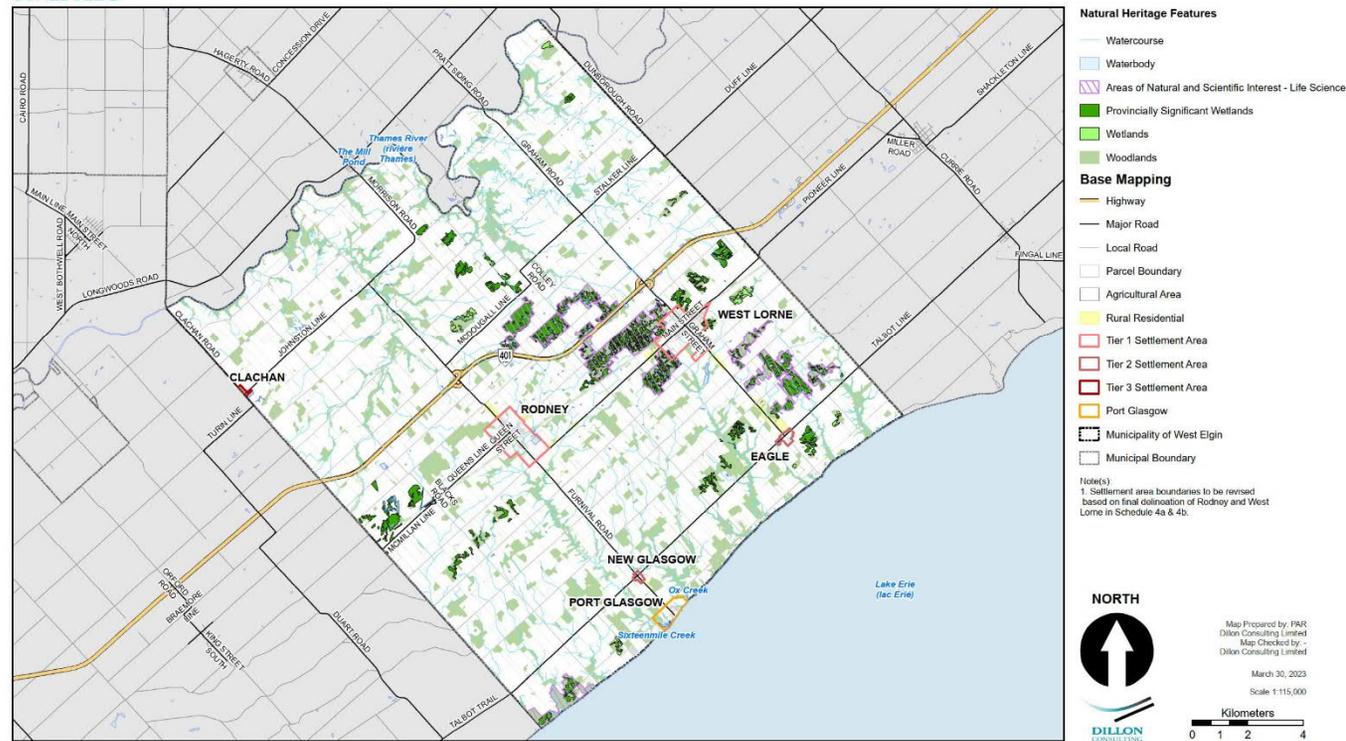
- Apply throughout the municipality
- Broad, overarching
  - Complete Communities
  - Climate Change
  - Parks, Open Space, Trails and Recreational Facilities
  - Accessory Dwelling Units
  - Home Occupations and Businesses
  - Bed and Breakfasts
  - Group Homes, Lodging Houses
  - Cannabis Growth
  - 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

**DRAFT**



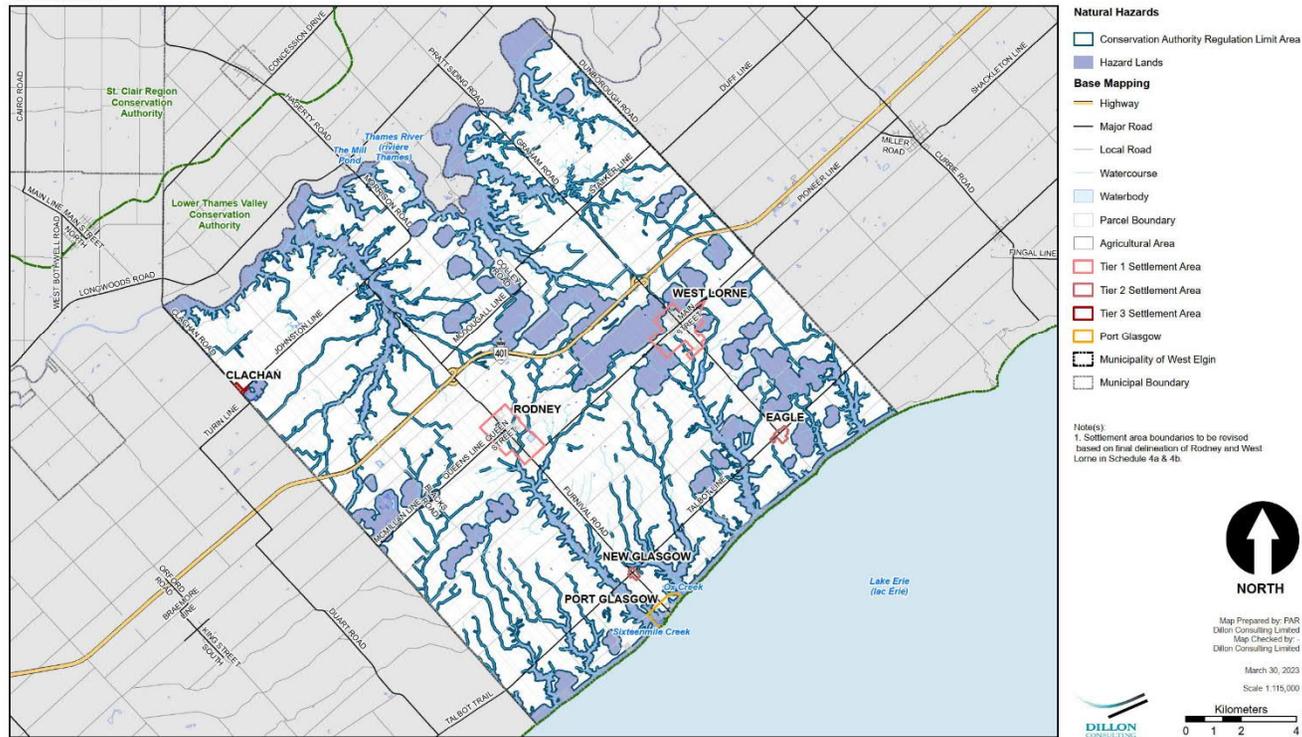
- Natural Heritage mapping updated to reflect latest MNRF mapping & County Study
- Policies provided to address matters of PPS conformity

# Environment and Resources- Section 6

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

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**NATURAL HAZARDS**  
SCHEDULE 3



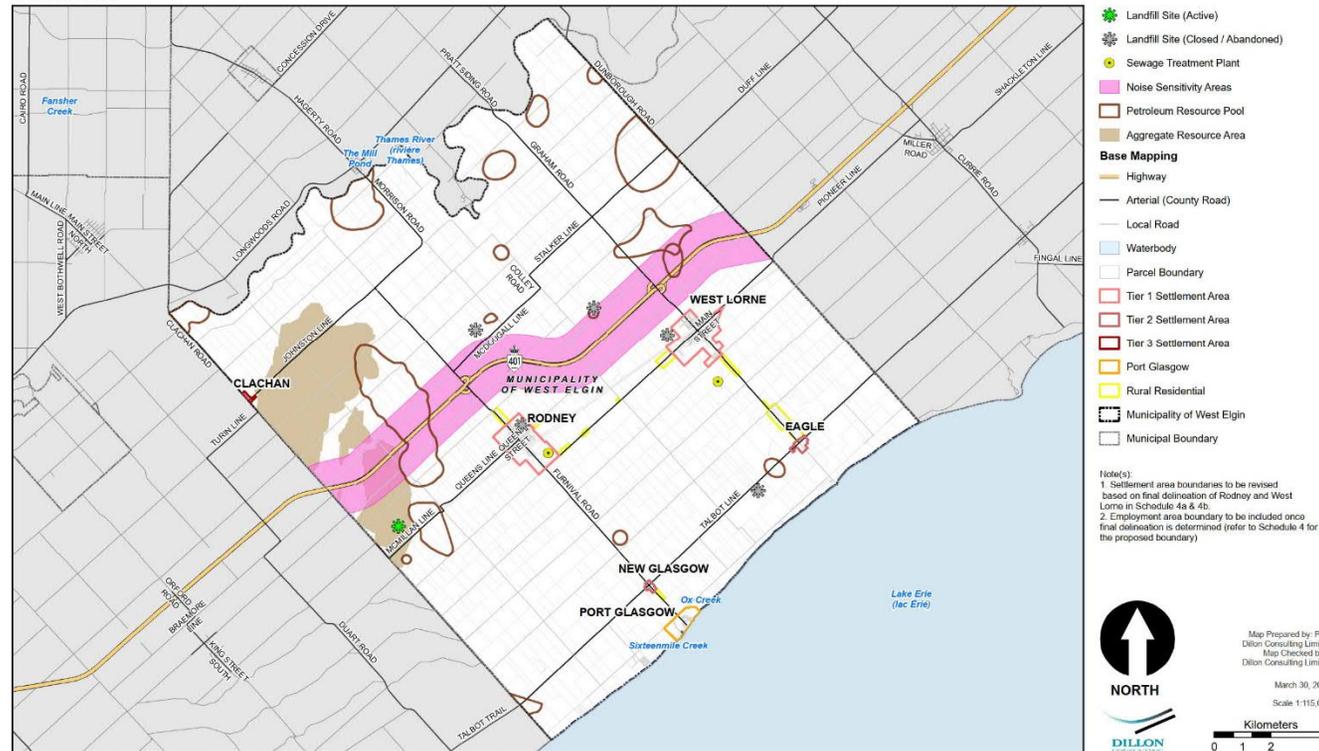
- Hazard land mapping to reflect Conservation Authority mapping
- Policies provided to address matters of PPS conformity

# 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

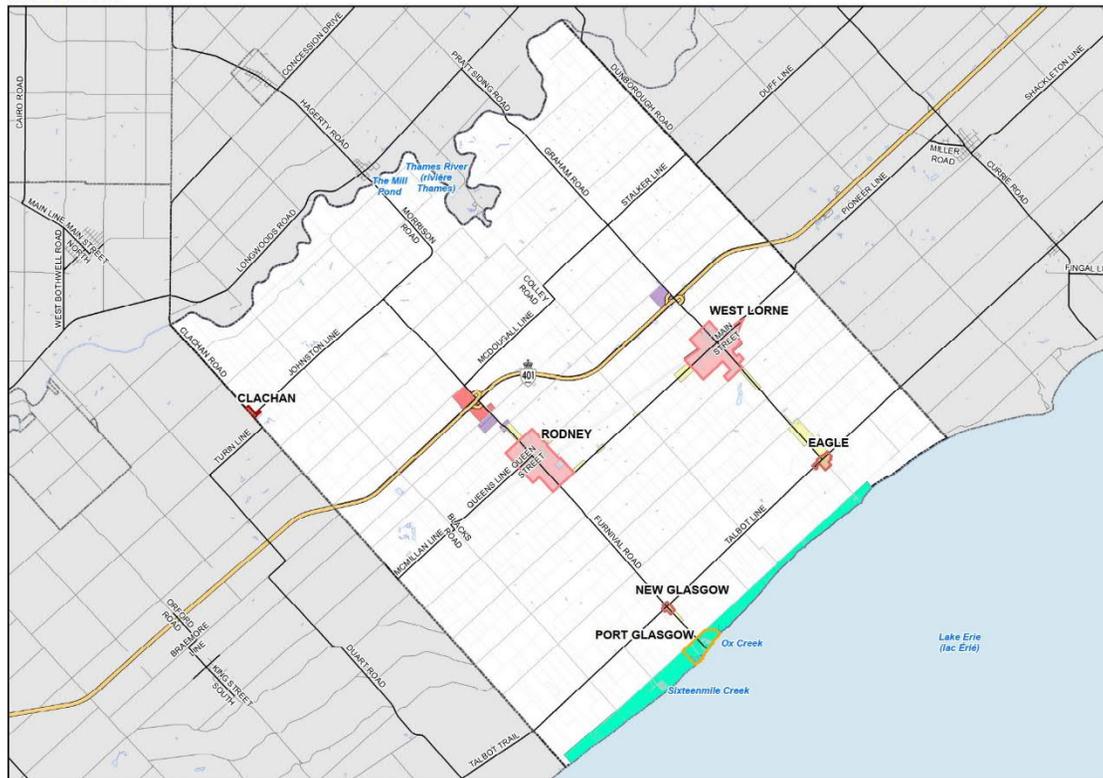
Question Break

# Land Use Policies- Section 7

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

GENERAL LAND USE  
SCHEDULE 4

DRAFT



- Land Use**
- Agricultural Area
  - Rural Commercial / Employment
  - Hamlet
  - Rural Employment
  - Lakeshore
  - Rural Residential
  - Urban Area
- Base Mapping**
- Highway
  - Major Road
  - Local Road
  - Watercourse
  - Parcel Boundary
  - Tier 1 Settlement Area
  - Tier 2 Settlement Area
  - Tier 3 Settlement Area
  - Port Glasgow Secondary Plan Area
  - Municipality of West Elgin
  - Municipal Boundary

Notes:  
1. Settlement area boundaries to be revised based on final delineation of Rodney and West Lorne in Schedule 4a & 4b.



Map Prepared by: PAR  
Dillon Consulting Limited  
Map Checked by: -  
Dillon Consulting Limited  
  
April 04, 2023  
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Kilometers  
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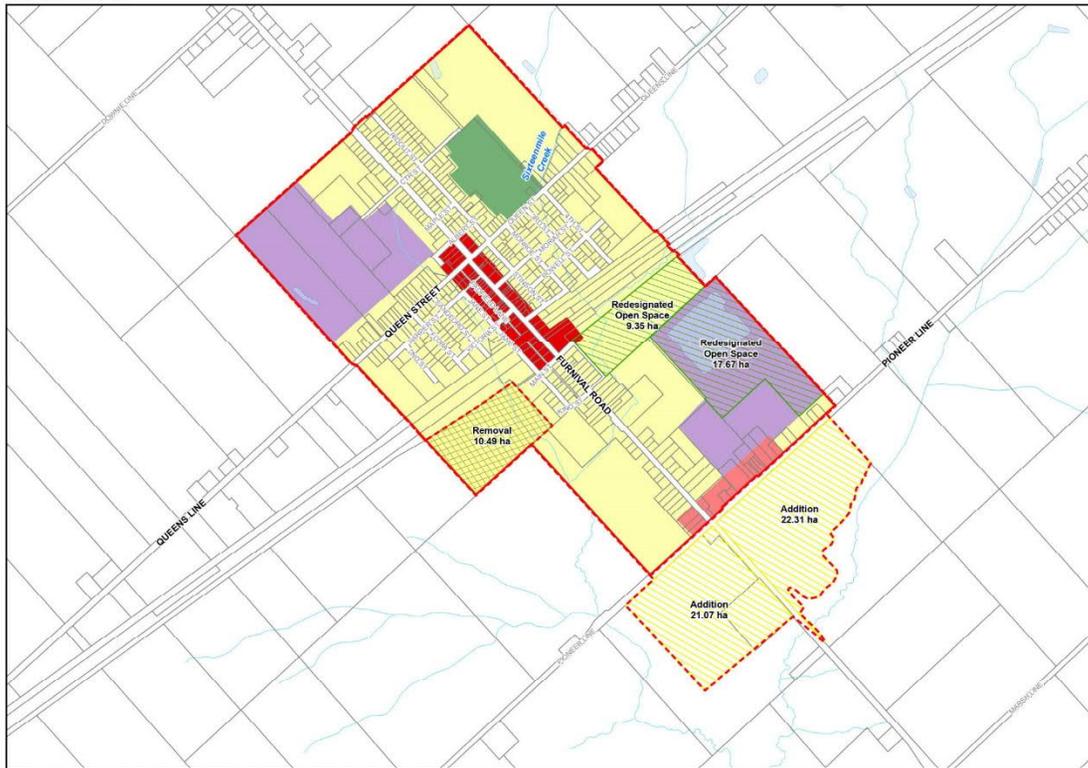
# Land Use Policies- Section 7

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

LAND USE PLAN- SETTLEMENT AREA- RODNEY PROPOSED BOUNDARY

SCHEDULE 4A

**DRAFT**



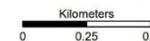
- Land Use**
- Commercial
  - Downtown Core
  - Employment
  - Open Space
  - Residential
  - Residential lands to be added to the settlement area
  - Residential lands to be redesignated open space
  - Residential lands to be removed from settlement area
- Base Mapping**
- Watercourse
  - Waterbody
  - Parcel Boundary
  - Existing Settlement Area Boundary
  - Proposed Settlement Area Boundary

Note(s):  
1. The final boundary on this Schedule will be confirmed through the public consultation process, with the final boundary delineated on the Official Plan recommended to Council later this year.



Map Prepared by: PAR  
Dillon Consulting Limited  
Map Checked by:  
Dillon Consulting Limited

April 04, 2023  
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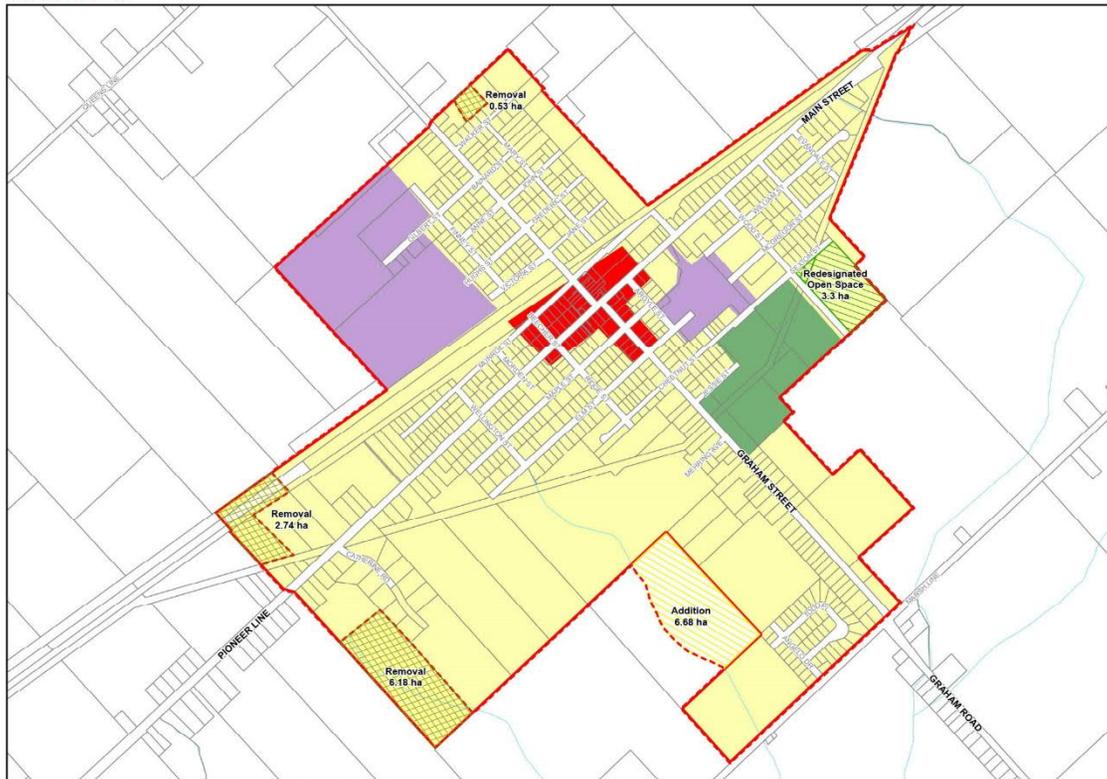
# Land Use Policies- Section 7

MUNICIPALITY OF WEST ELGIN OFFICIAL PLAN

LAND USE PLAN- SETTLEMENT AREA- WEST LORNE PROPOSED BOUNDARY

SCHEDULE 4B

**DRAFT**



- Land Use**
- Downtown Core
  - Employment
  - Open Space
  - Residential
  - Residential lands to be added to the settlement area
  - Residential lands to be redesignated open space
  - Residential lands to be removed from settlement area
- Base Mapping**
- Watercourse
  - Waterbody
  - Parcel Boundary
  - Existing Settlement Area Boundary
  - Proposed Settlement Area Boundary

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Map Prepared by: PAR  
Dillon Consulting Limited  
Map Checked by:  
Dillon Consulting Limited

April 04, 2023  
Scale 1:9,744



The boundary © 2023/2024 West Elgin New Official Plan Project/Client/Official Plan/2024 Land Use Plan/2024 Strategic Plan

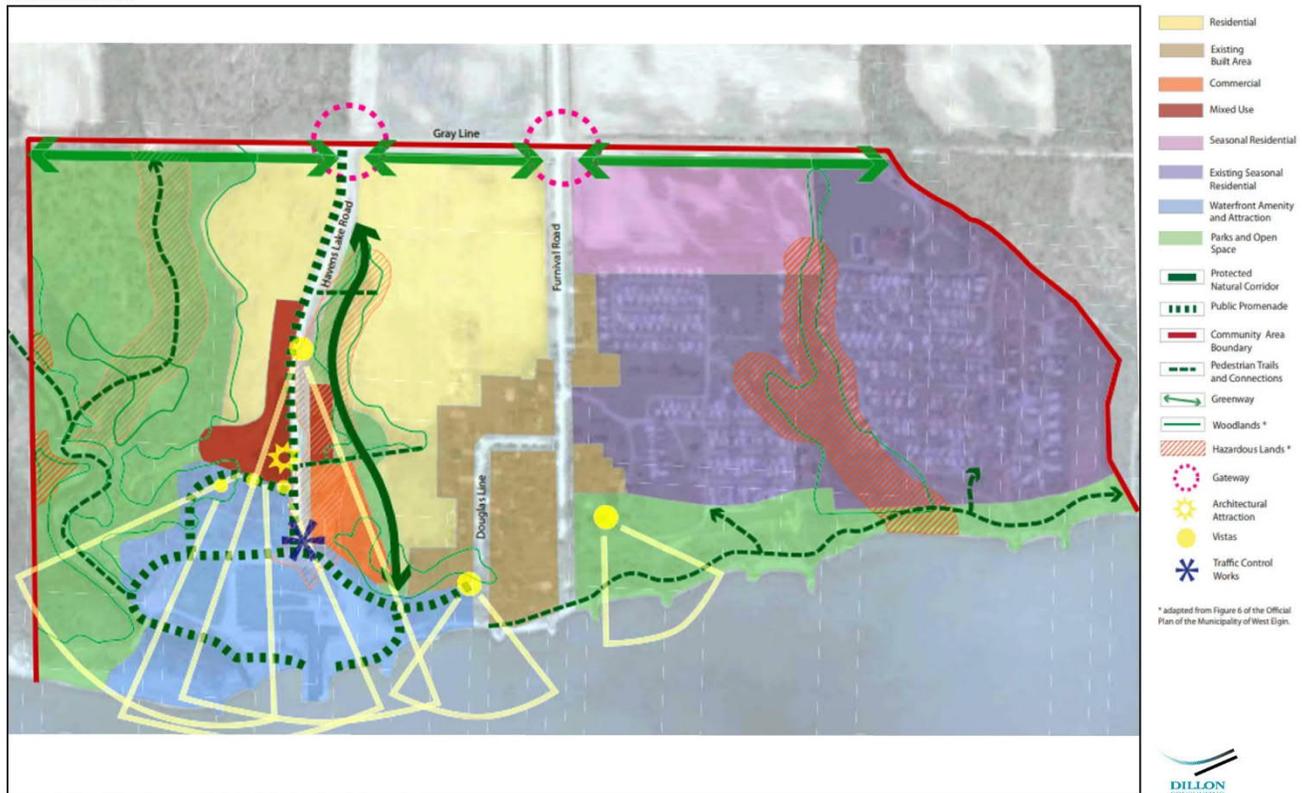
# Secondary Plans- Section 8

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

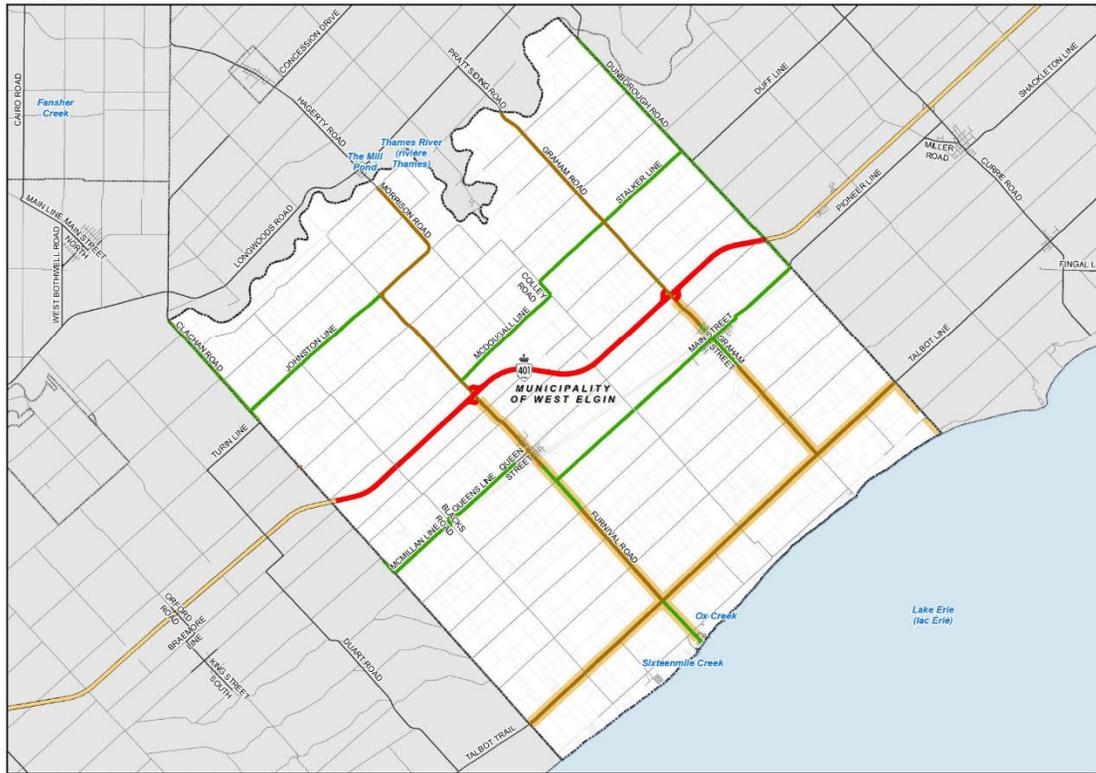
## Infrastructure- Section 9

- 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

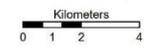
**DRAFT**



- Transportation**
- Provincial Highway
  - County Minor Arterial
  - County Collector
  - Local Road
  - Tourism Corridor
- Base Mapping**
- Highway
  - Major Road
  - Local Road
  - Waterbody
  - Parcel Boundary
  - Municipality of West Elgin
  - Municipal Boundary



Map Prepared by: PAR  
 Dillon Consulting Limited  
 Map Checked by: -  
 Dillon Consulting Limited  
 November 06, 2022  
 Scale 1:115,000



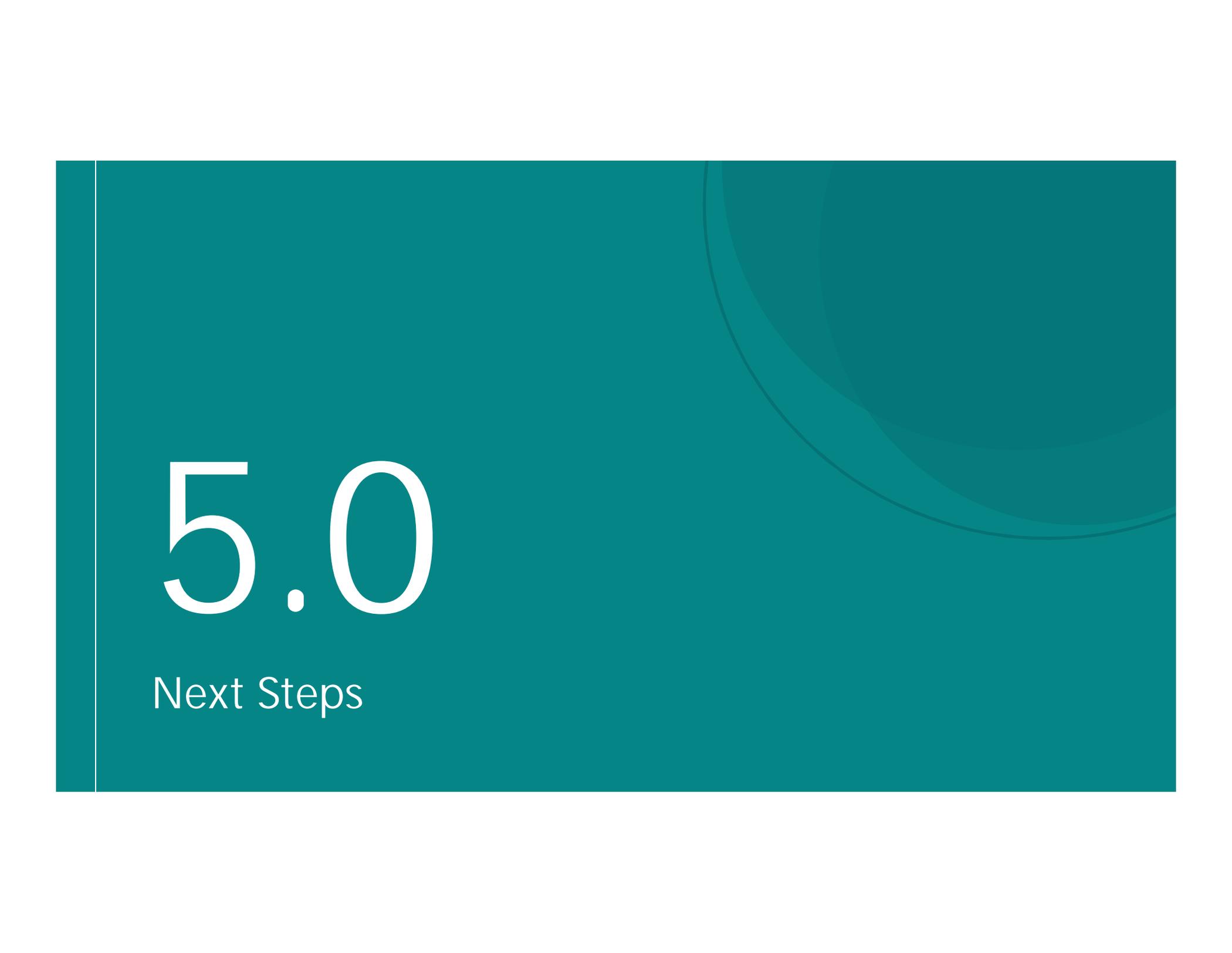
Question Break

# Implementation Pieces

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



Question Break



5.0

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 20<sup>th</sup>, 2023**



**Thank you!**