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Municipality of West Elgin Official Plan Review

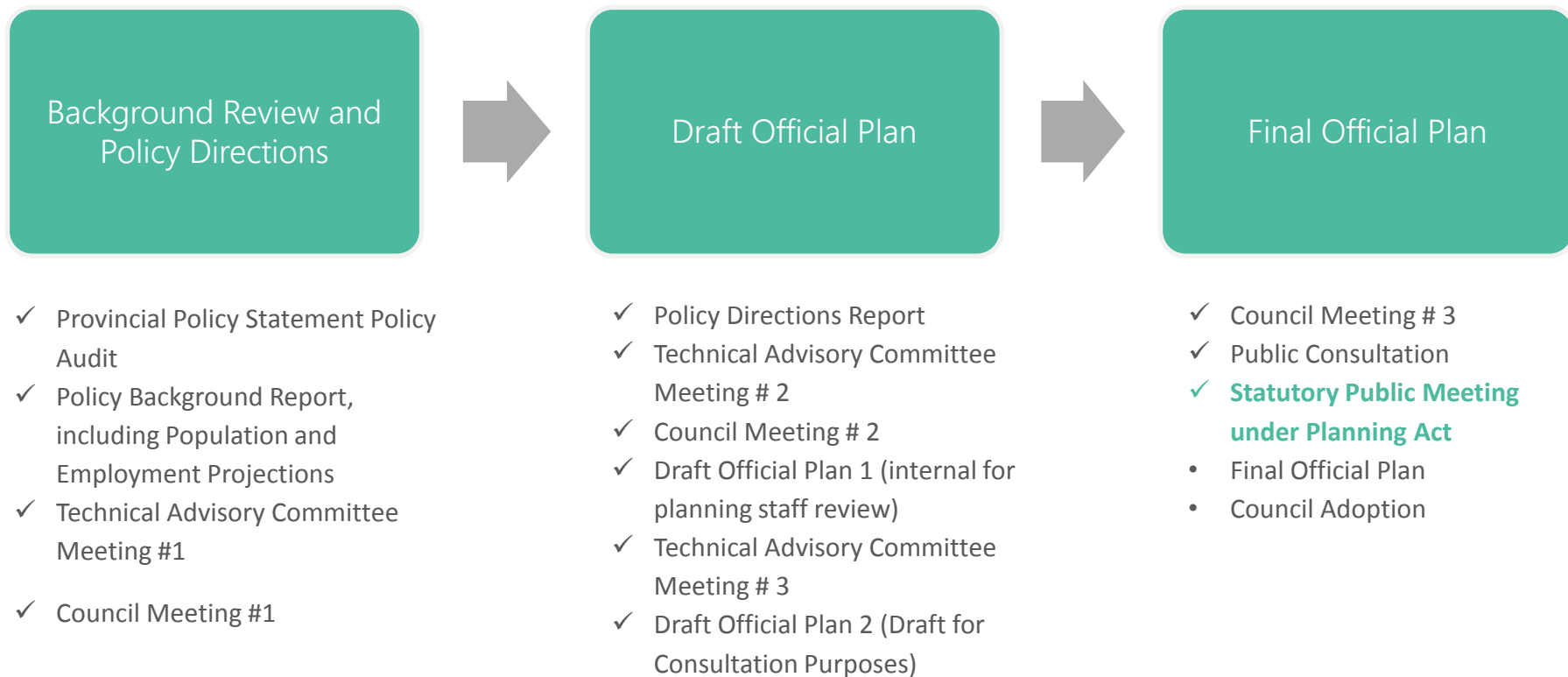
Statutory Public Meeting
June 8, 2023



Outline

1. Context for Today's Meeting
2. Feedback Received to date on Draft Official Plan
3. Next Steps

Project Process



Today's Presentation

Today's meeting is required to satisfy legislative requirements under the Planning Act. It is your opportunity to:

- Review the project process to date
- Obtain information about what comments we have received so far and what changes to expect in the Final Official Plan, including recommended boundaries for Rodney and West Lorne
- Receive any further comments on the draft Official Plan as part of the public process prior to finalization and adoption of the Official Plan.

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

Public Feedback

- Open House held May 9th, 2023
 - Informal drop-in format, with attendees given opportunity to review materials and have 1-1 conversations with planning staff, consultants and Councillors
- Approximately 30 people in attendance throughout the day
- We have received two written submissions:
 - Elgin Federation of Agriculture (May 30th, 2023)
 - Planning Justification Report for 11061 Graham Road, West Lorne on behalf of Curtis and Christine Hay (May 8th, 2023)

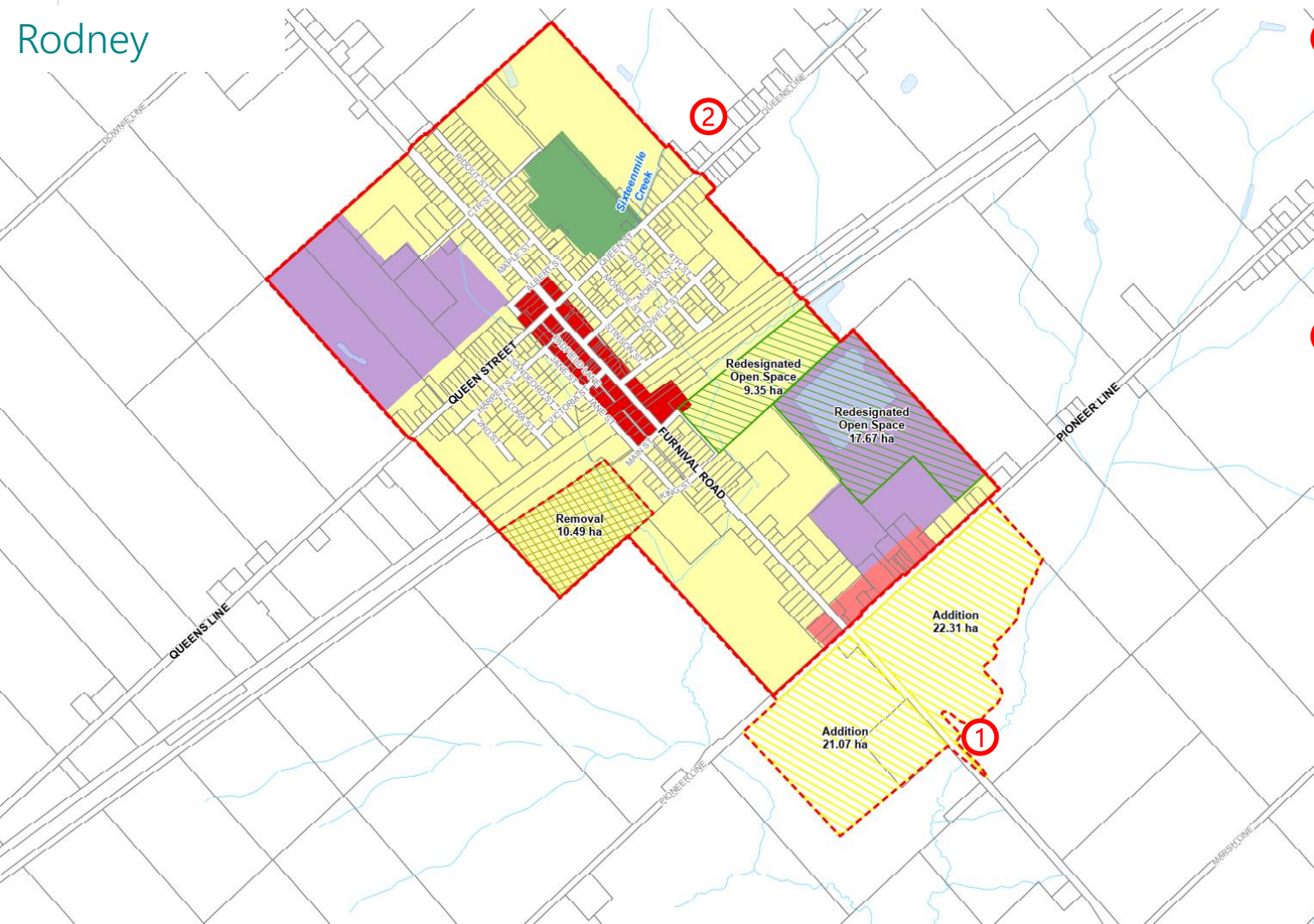
Feedback received

- The majority of the questions and comments we received to date focus on aspects of housing and growth management:
 - General support for additional opportunities to expand and diversify housing supply
 - Requests for clarification and additional flexibility, where possible, for secondary suites, tiny homes, etc. (we will address this in the final Official Plan)
 - Consider adding supportive policy framework for short-term rentals (under review)
 - Consider adding supportive policy framework for transitional housing (under review)
 - Support for any opportunities to increase opportunities for seniors housing (under review)
 - There were some questions about the possibility of the growth forecast being a limiting factor for the Township (i.e. are we planning for enough growth?)

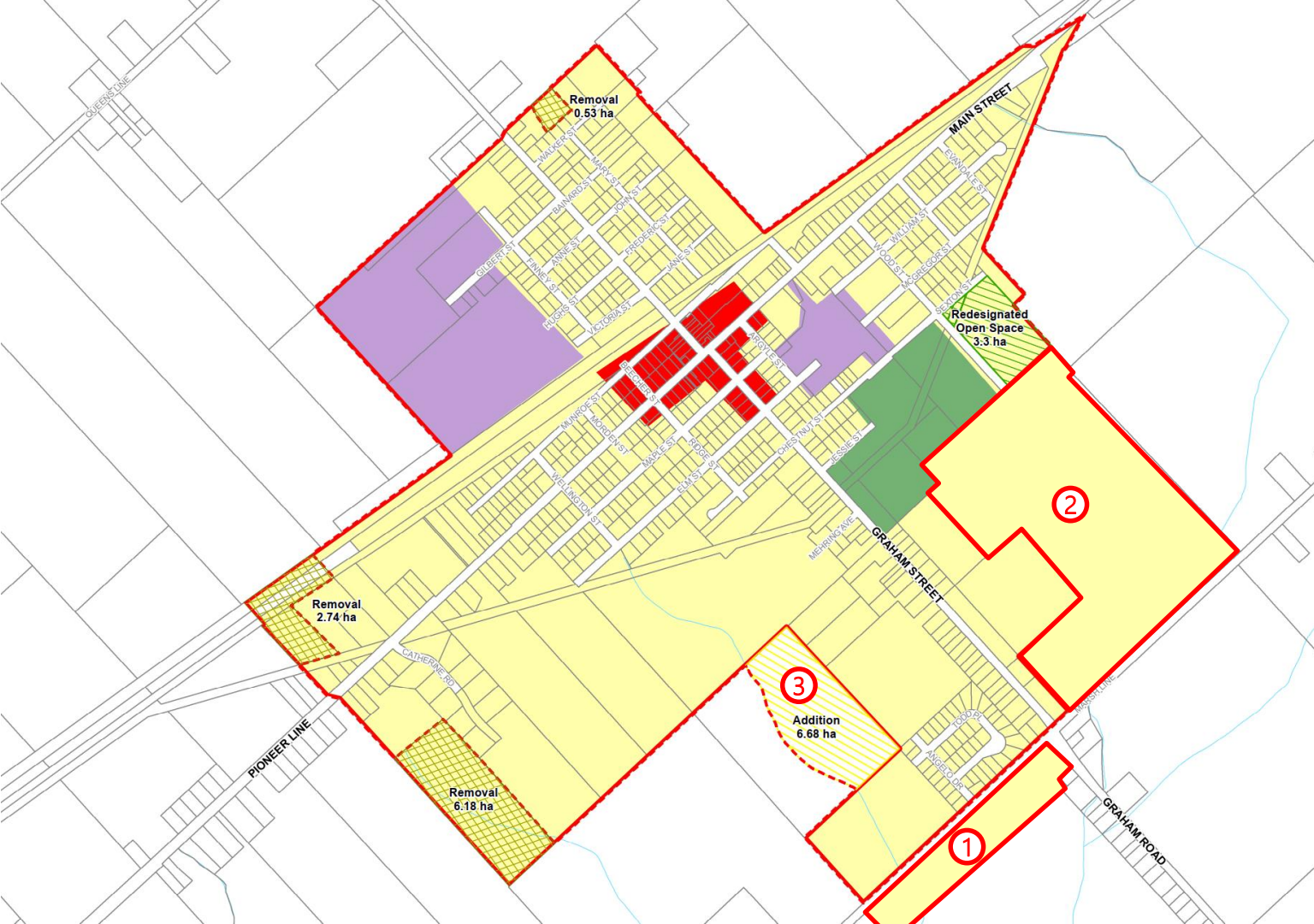
Feedback received

- Questions about enhancing/ clarifying MDS policies (under review)
- Support for wind energy policies incorporated
- Questions regarding whether the Official Plan can regulate retail cannabis locations (under review)
- Identification of minor wording errors and typos (to be addressed in final Official Plan)
- Refinements to hamlet and rural residential mapping to follow logical parcel lines/ boundaries (and to ensure there are sufficient lot sizes to be developable)
- Feedback not directly related to the Official Plan was also received, including
 - Requests to resurface tennis courts and provide more space for recreational activities (e.g. pickleball)
 - Concerns/questions around the recent development activities in Port Glasgow

Rodney



- ① Consider refining boundary to include only developable lands; landowner expressed some concerns over future access to Agricultural lands to the south
- ② Landowner asked that the Rural Residential designation in this location be confirmed to ensure that future development potential can be realized



- ① Consider adding ~ 3.4 ha to the settlement area as Residential
- ② Consider adding all or a portion of ~30 ha to the settlement area as Residential, Future Development or Special Policy Area
- ③ No formal feedback received from landowner; some attendees felt that this parcel had limited development potential and that areas 1 and 2 offered greater opportunities

Provincial Conformity

- We also heard feedback related to the timing of the Official Plan
- There is an incomplete draft of a new Provincial Policy Statement posted for comment/review
- There is no formal timeline of when the Province may adopt a new PPS
- Provincial Policy environment is dynamic and always changing
- The recommendation is that the Township continue to work towards the finalization of this Official Plan
- Should the Province adopt a new PPS, all municipalities will have a period of time to update and refine policies to conform to the Province's plan

Next Steps

- Following today's meeting, we will review all feedback received – **comment deadline is June 19th, 2023**
 - Verbal comments
 - Written comments (e-mail, letters, or through the form available on the project website)
- Internal review of comments/ finalize OP for adoption- **late June/ early July**
- Adoption meeting- **July 20th, 2023**



Thank you!