



## MUNICIPALITY OF **West Elgin**

### Staff Report

---

**Report To: Council**

**From: Heather James**

**Date: 2020-07-16**

**Report: 2020-21**

**Subject: West Elgin Official Plan Update Preliminary Review**

---

#### **Recommendation:**

That West Elgin Council hereby receives the report from Heather James regarding the West Elgin Official Plan update preliminary review; and,

That West Elgin Council hereby authorizes staff to proceed with request for proposals to update the Official Plan and to commence the update at the same time as the update to the County of Elgin Official Plan.

#### **Purpose:**

The purpose of this report is to provide Council with a preliminary overview of what needs to be updated in the West Elgin Official Plan.

#### **Background:**

Section 26 (1.1) of the Planning Act states council shall revise the plan no less frequently than ten years after it comes into effect as a new official plan and every five years thereafter, unless the plan has been replaced by another new official plan. Further Section 26 (1.2) states for the purposes of establishing the ten year and five year periods mentioned in subsection (1.1), a plan is considered to have come into effect even if there are outstanding appeals relating to those parts of the plan that propose to specifically designate land uses.

The West Elgin Official Plan was adopted by Council on February 21, 2008 and approved with modifications by the Ministry of Municipal Affairs and Housing on February 7, 2011. Modifications were made by an order from the Ontario Municipal Board in its decision rendered on August 16, 2013. It was intended that the update to the Official Plan would have commenced in 2019; however, due to the provincial government's request to place a hold on all updates to Official Plans in the spring of 2019 as an update to the Provincial Policy Statement was pending, this did not happen. Provincial Policy Statement 2020 came into effect in May 2020 and the province has now lifted the hold on updating Official Plans. West Elgin Council is now able to commence the update to the Official Plan.

Since the Official Plan came into effect in 2008, there are several changes which trigger the need for an Official Plan review. From a recent policy perspective, the Province passed Bill 108, More Homes, More Choices Act, 2019; Plan to Build Ontario Together Act, 2019; and, adopted a new Provincial Policy Statement in May 2020 and there is a need to ensure that the Township's policies align with the latest directions from the Province. The province also approved the County of Elgin

Official Plan in 2013 and there is a need to ensure general alignment between the two Plans. Lastly, from a more practical perspective, there are number of aspects of the current Official Plan which could be enhanced to improve the overall effectiveness of the document, such as improved mapping, consistency with language, etc.

There have been recent discussions with Nancy Pasato, Manager of Planning for the County of Elgin regarding the need to update the West Elgin Official Plan. Ms. Pasato has indicated that the County intends to commence the update to the County of Elgin's Official Plan in fall 2020 and that it would be advisable to update the West Elgin Official Plan and the County of Elgin Official Plan at the same time to ensure conformity and avoid duplication of work.

### **Financial Implications:**

A preliminary estimate had been received by Jay McGuffin, vice president and principal planner at Monteith Brown Planning Consultants whose firm prepared the West Elgin Official in 2008. Mr. McGuffin provided an estimate of \$75,000 to \$100,000 to update the Official Plan to include all the policy and mapping requirements. For the 2020 capital budget, \$50,000 was allocated to the Official Plan update. Additional money would need to be allocated in the 2021 capital budget to complete the update.

### **Policies/Legislation:**

Bill 108, More Homes, More Choices Act, 2019;  
Plan to Build Ontario Together Act, 2019;  
Provincial Policy Statement, 2020; and,  
Planning Act, RSO 1990, c. P.13

**Report Approval Details**

Document Title:	West Elgin Official Plan Update Preliminary Review.docx
Attachments:	
Final Approval Date:	Jul 14, 2020

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott