

Municipality of West Elgin New Official Plan

Background Report- Key Findings and Directions

Council Workshop
October 5, 2021



Agenda

- Introductions
- Overview of the Official Plan Process
- Review of background work completed to date
- Discussion on key issues to be addressed through the New Official Plan
 - Council to share perspectives on topics presented
 - Group discussion on strategic directions for moving forward
- Wrap-up and next steps for the New Official Plan



1.0

Overview of the Official Plan Process

Official Plan Context

Broad Topics

Specific Topics

Planning Act

Provincial Policy Statement

Elgin County Official Plan

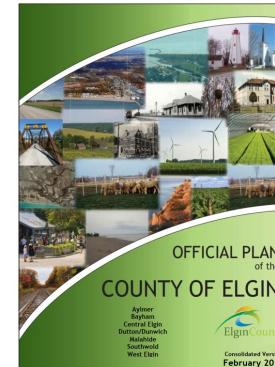
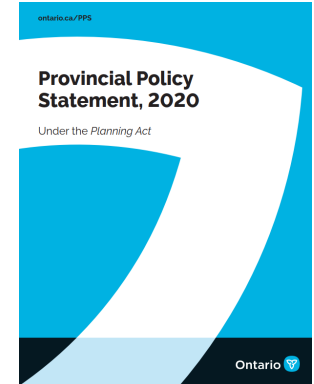
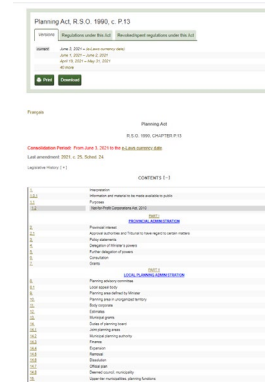
West Elgin Official Plan

Zoning By-law

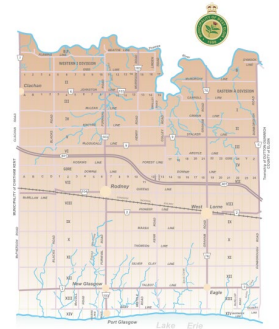
Land Division

Site Plan Control

Minor Variances

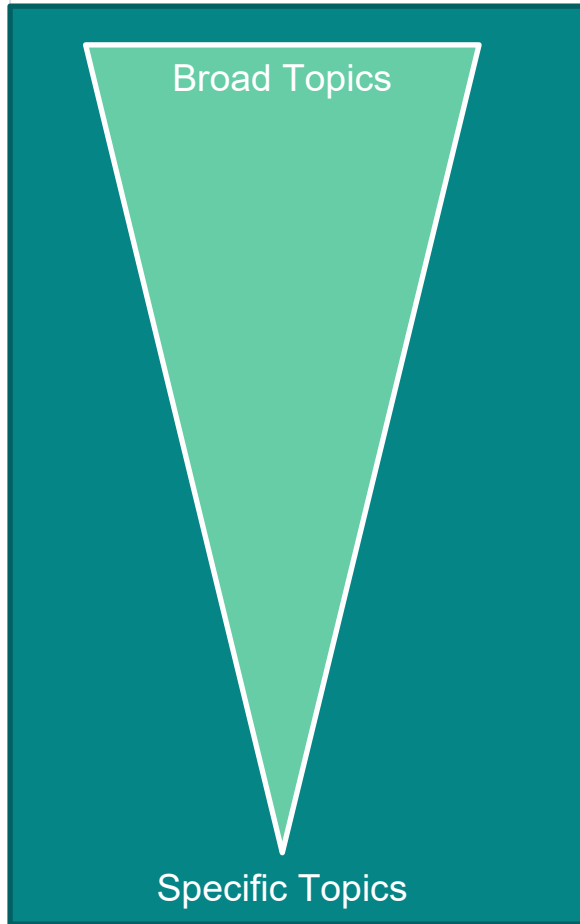


The Municipality of West Elgin



OFFICIAL PLAN
CONSOLIDATED VERSION
NOVEMBER 2013

Official Plan Context



Planning Act amended by Bills

Provincial Policy Statement updated 2020

Elgin County Official Plan update underway

West Elgin Official Plan adopted in 2008, approved in 2011

Zoning By-law

Land Division

Site Plan Control

Minor Variances

What is the Purpose of an Official Plan

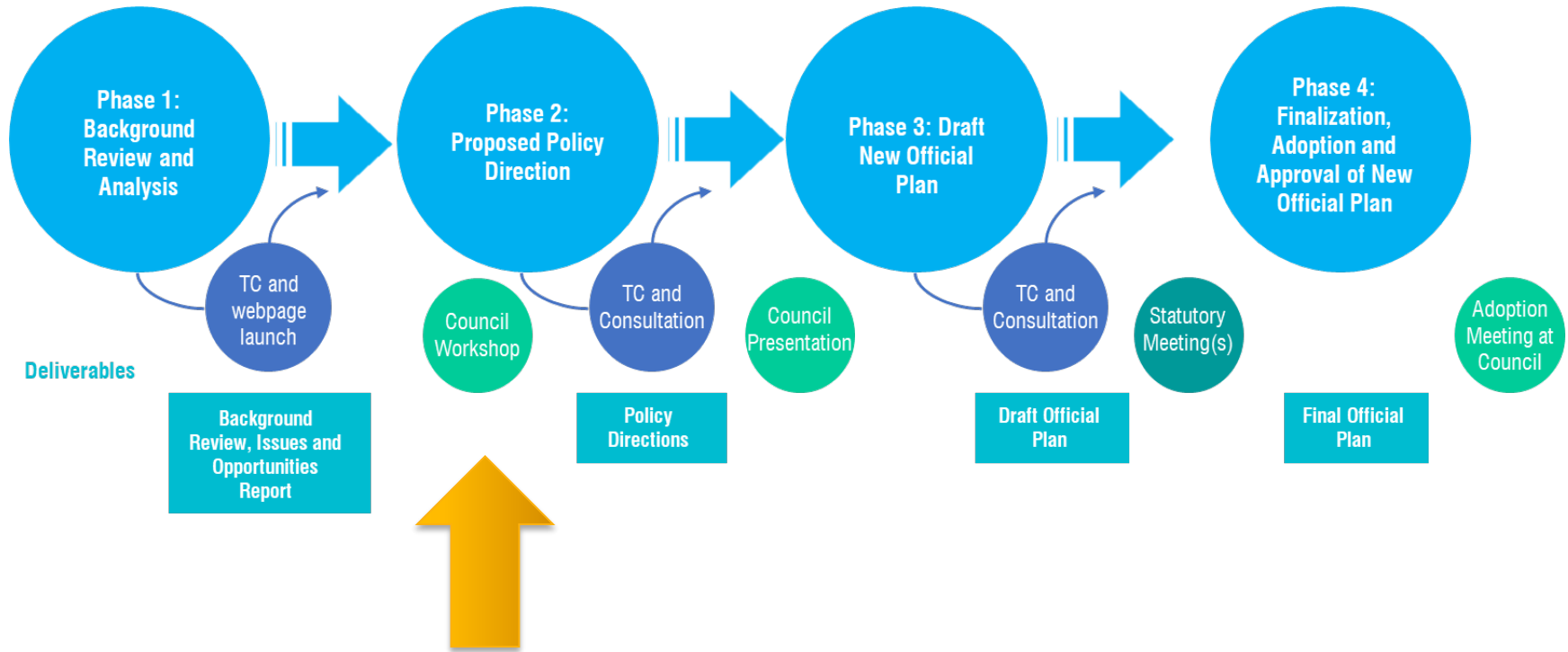
- Guide land use changes
- Attract investment
- Provide development certainty
- Balance growth and change with the protection of resources
- Guide infrastructure decisions and investment
- Not a static document - expected to change over time to respond to evolving conditions

Current Municipal Official Plan

- Based on 2005 PPS
- Time horizon (2006-2026)
- Growth directed to settlement areas
 - West Lorne
 - Rodney
- Growth is restricted in Hamlets
 - New Glasgow
 - Eagle
 - Clachan
- Growth in Port Glasgow subject to the Lakeshore Area policies



Official Plan Process



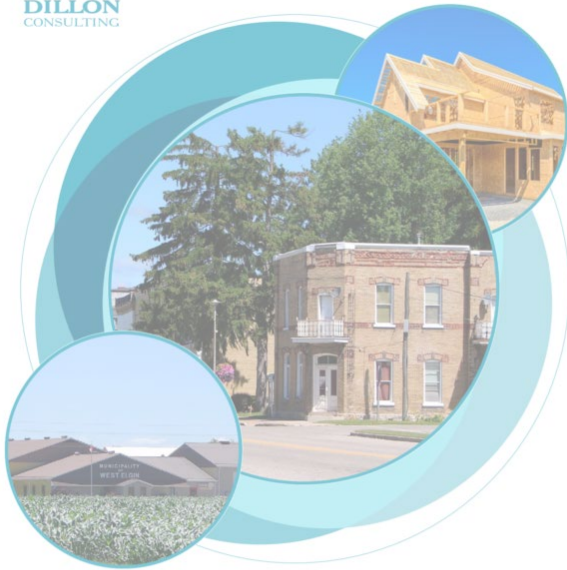
We are here



2.0

Background Review

Background Review, Issues and Opportunities Report

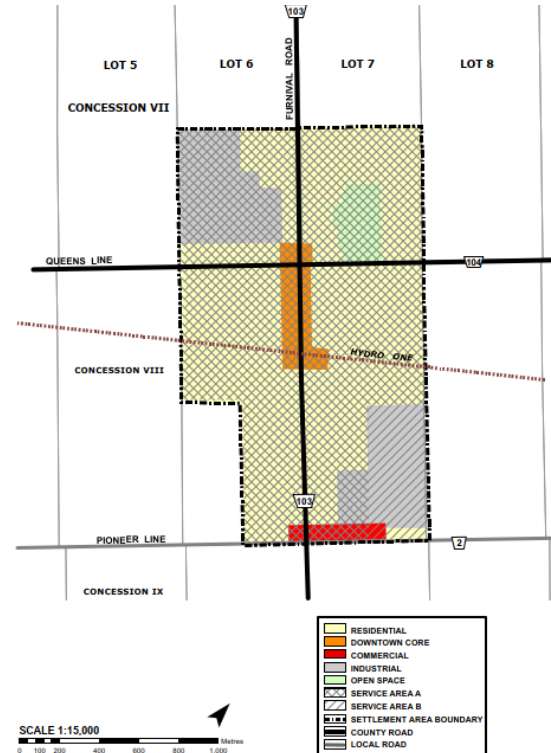
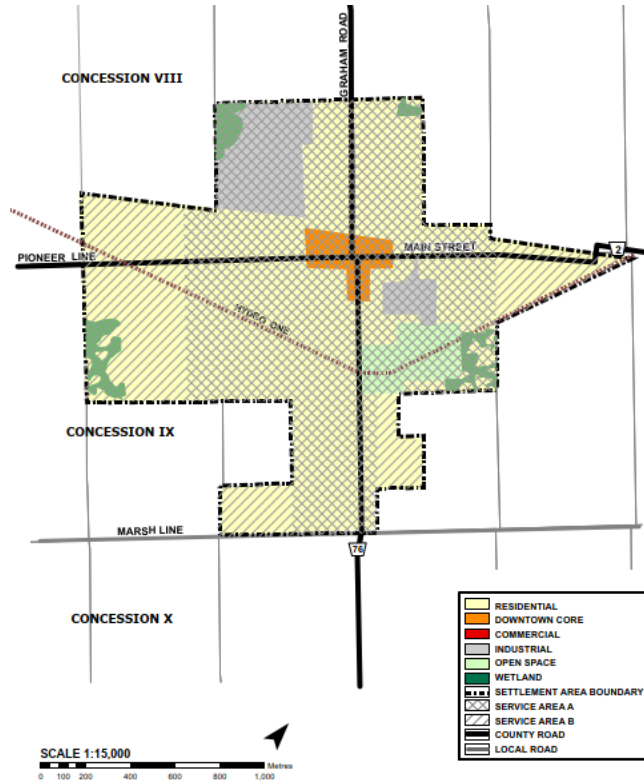


MUNICIPALITY OF WEST ELGIN

NEW OFFICIAL PLAN
BACKGROUND REVIEW, ISSUES
AND OPPORTUNITIES REPORT

- Policy context
- Growth trends and projections
- Residential and non-residential land supply
- Policy audit and gap assessment
- Identification of key themes for the New OP

Existing Urban Development Context



Approach to Growth Forecast

- A broad range of considerations related to demographics, economics, and socio-economics is anticipated to impact future population and employment growth.
- Growth within West Elgin is strongly correlated with the growth outlook and competitiveness of the broader regional economy.
- The municipal-wide population forecast is based upon the cohort-survival methodology.
- Housing outlook has been generated by major age group using a headship rate forecast.
- Employment forecast informed by:
 - Population growth which is anticipated to drive population-related commercial and institutional employment
 - Industrial and primary employment, influenced by broader market conditions (economic competitiveness, transportation access, access to labour, and distance to employment markets)

Growth Trends and Projections



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)

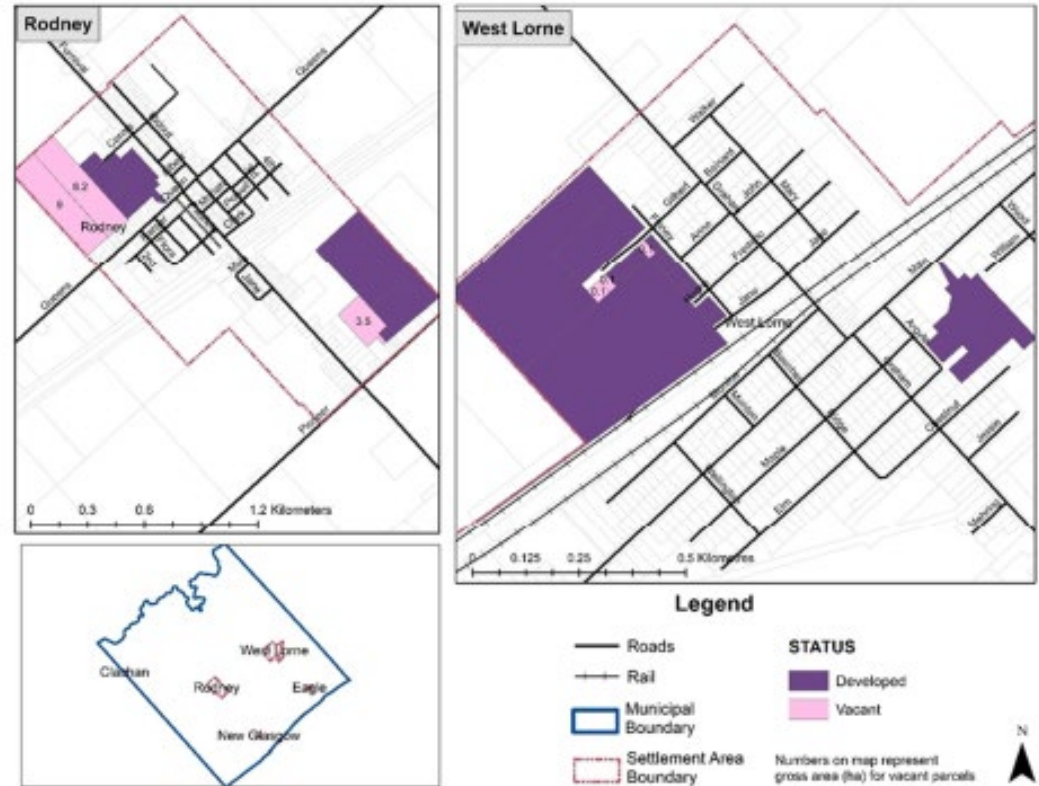


2021: 2,180 households
2046: 2,950 households
31 new households/ year
770 new households, 2021-
2046

Non- Residential Land Supply Analysis

Urban Employment Land Supply

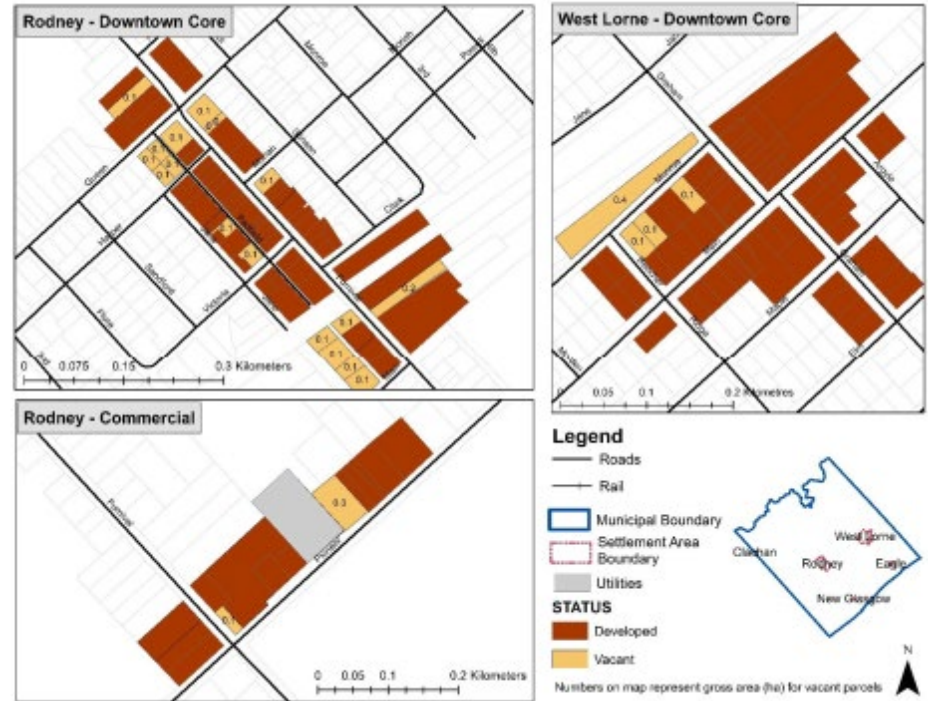
- Total Land – 74 ha
- Vacant Land – 21 ha



Non- Residential Land Supply Analysis

Urban Commercial Land Supply

- Total Land – 17 ha
- Vacant Land – 3 ha



Urban Employment Land Needs

- West Elgin requires a minimum of 16 gross ha (40 gross acres) of additional urban employment land by 2046

	2021 to 2026	2021 to 2031	2021 to 2036	2021 to 2041	2021 to 2046
Net Employment Land Demand (ha)	9	16	20	25	28
Net Employment Land Supply	18	18	18	18	18
Net Employment Land Supply (Reflects vacancy adjustment) ¹	15	15	15	15	15
Net Employment land (ha) Surplus/(Shortfall)	6	(1)	(5)	(10)	(13)
Gross Land Need²	-	-	6	13	16

Source: Watson & Associates Economists Ltd., 2021.

¹ A 15% land vacancy adjustment has been assumed to account for vacant parcels of land which will not develop over the long-term due to underutilization of employment sites and inactive sites/land banking.

² Assumed a 80% net to gross ratio. Excludes land requirements associated with non-developable environmental features.

Urban Commercial and Institutional Land Needs

Commercial Land Needs

Moderate retail space needs over the 2021 to 2046 period - 44,000 sq.ft.

Small deficit of vacant designated commercial land in West Elgin by 2046

limited opportunities for commercial development in gateway locations within the urban settlement areas

Institutional Land Needs

West Elgin has an insufficient supply of vacant designated institutional lands to meet forecast demand to 2046

Location Options for Future Development

- 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

Residential Land Supply Analysis

1. Identify
Development
Pipeline

Residential Supply*
Draft Approved Plans
Unbuilt Units on Registered plans
In-Process Applications
Vacant land designated for residential
development

2. Confirm
Vacant Land
in Settlement
Areas

3. Identify
Demand
Scenario(s)

Residential Demand
Housing needs for future growth
for housing from 2021-2046 (25
year demand)
Scenarios informed by County's
work, historic trends (e.g. building
permits issued), municipal servicing
and other factors

4. Test
Demand
Scenarios to
Understand
Implications

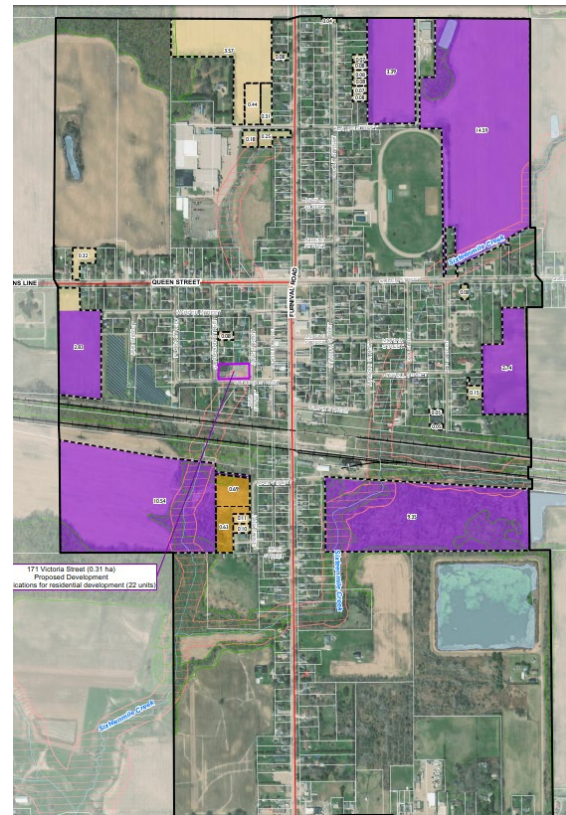
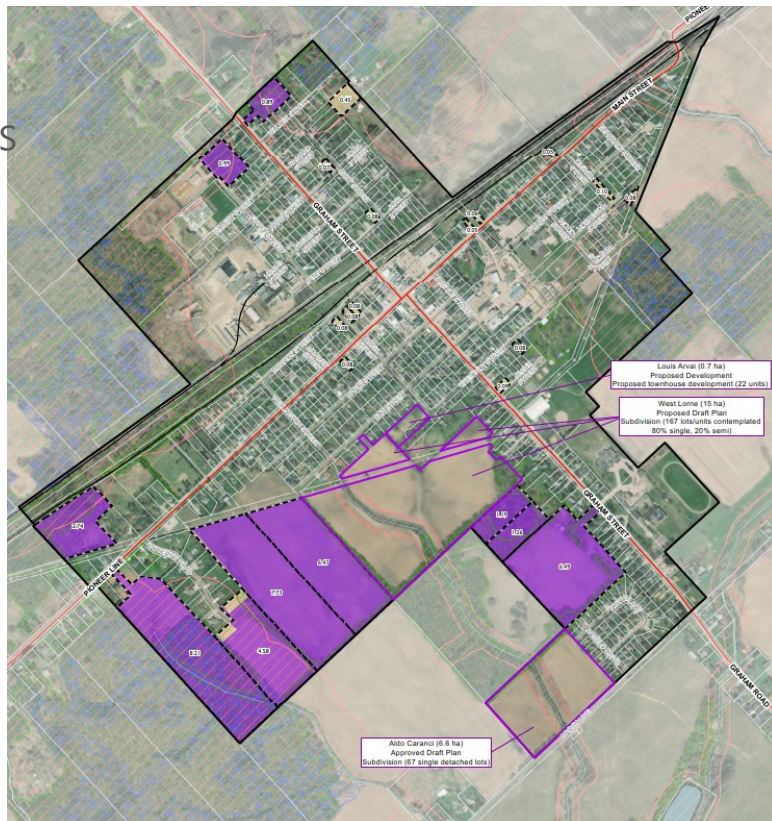
5. Settlement
Area
Expansion
Review (if
required)

Settlement Area Expansion
If there is a shortage of residential
land based on projected demand,
then there would be sufficient
justification for settlement area
expansion

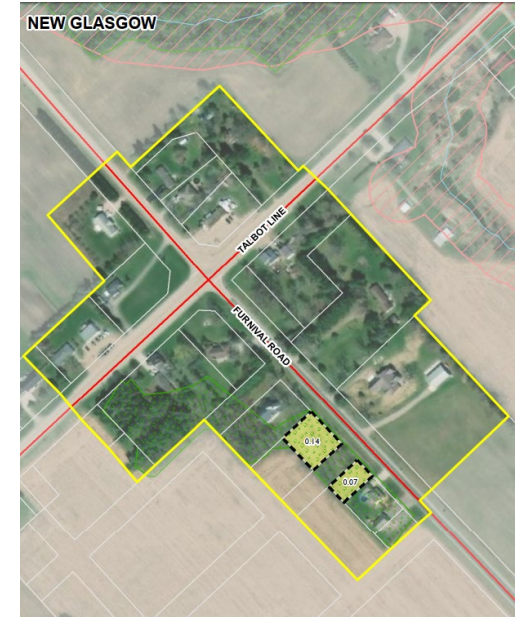
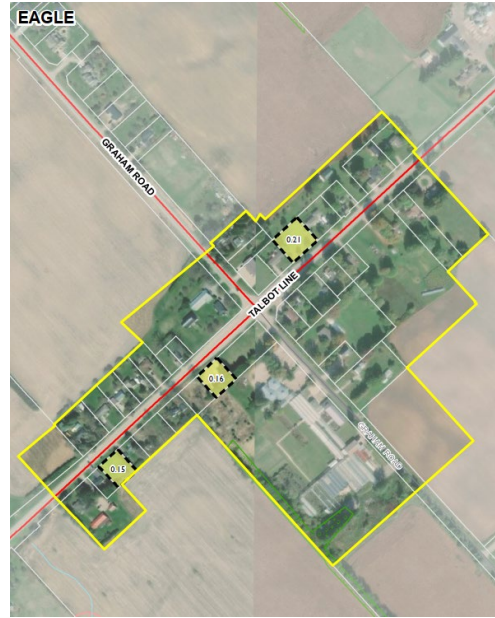
If there is a sufficient supply of land
within the settlement areas, then
other options would need to be
explored (e.g. rationalize settlement
area boundaries by removing or re-
designating lands not suitable for
development and expand boundaries
elsewhere)

Land Supply- Rodney and West Lorne

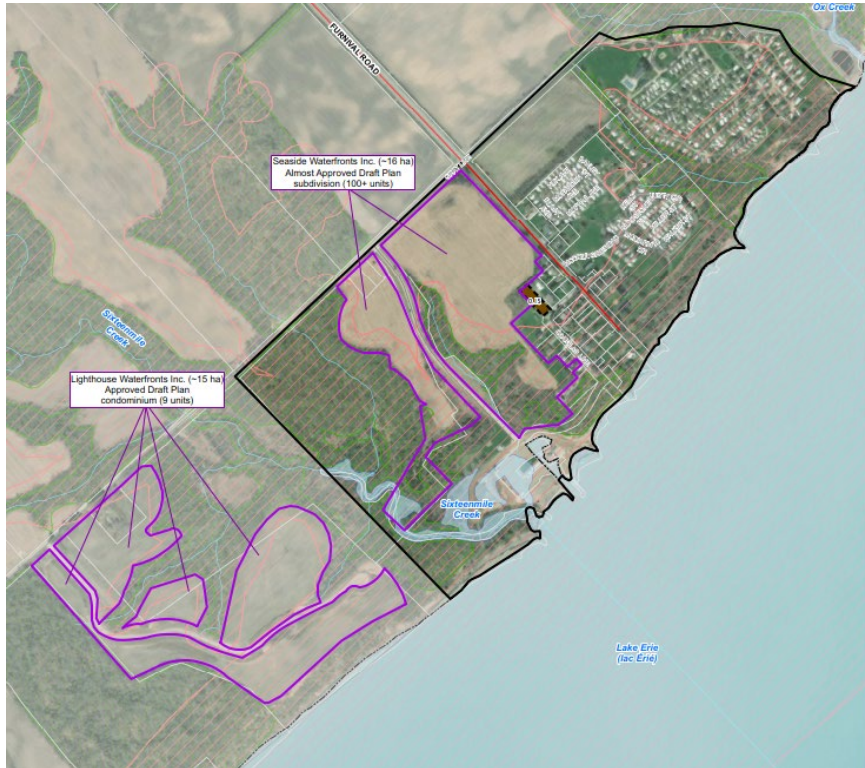
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Land Supply- Hamlets



Land Supply- Port Glasgow



Summary of Development Pipeline

Settlement Area	Subdivision	Status as of July 2021	Single Detached Units	Townhouse Units	Apartment Units	Total Units
West Lorne	Aldo Caranci	Conditionally Approved	67	0	0	67
West Lorne	West Lorne	Proposed Draft Plan	133	34	0	167
West Lorne	Louis Arvai	Proposed Development	0	22	0	22
Rodney	171 Victoria Street	Proposed Development	0	0	22	22
Total	N/A	N/A	198	54	22	278

278 Units

Vacant Land Potential

Location	Singles	Towns/ Multiples	Apartment	Total	Proportion of Housing Growth
Rodney	317	19	37	373	63%
West Lorne	177	10	21	208	35%
Hamlets	12	0	0	11	2%
	505	29	58	592	100%



Development Assumptions

Housing Mix

- 95% Singles/Semis
- 2.5% Towns/Multiples
- 3.5% Apartments

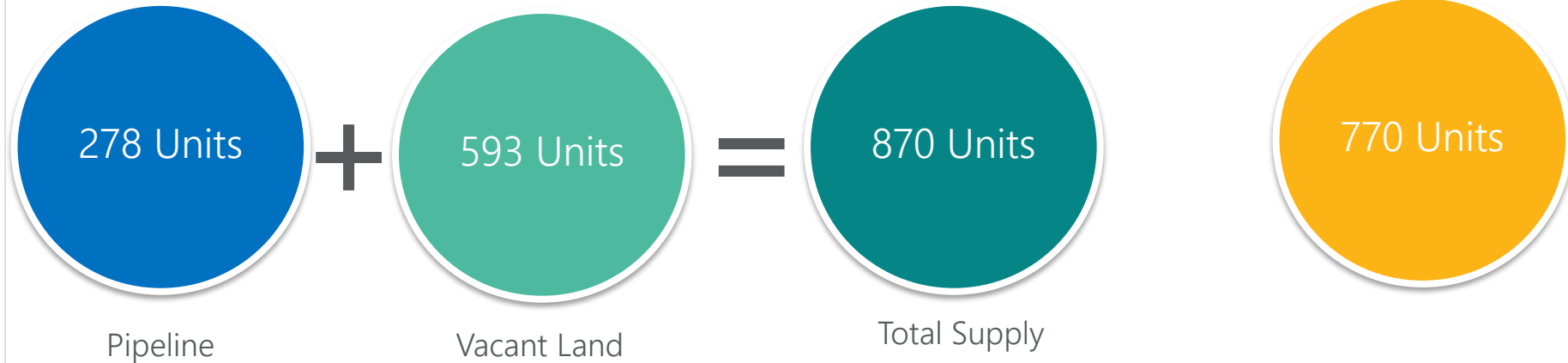
Densities

- 12 units per gross hectare singles/semis
- 40 units per gross hectare for towns/multiples/apartments

Supply and Demand Analysis

Supply

Demand



Residential supply is greater than demand

Residential Land Needs- Factors to Consider

- Is the residential supply located in the right areas?
- Is there a need to look at adjusting boundaries through a land swap or other process?



3.0

Policy Audit and Key Themes

General Policy Alignment

- There are a number of opportunities to improve alignment of the current Official Plan policies with the Provincial Policy Statement and the County Official Plan.
- There are no significant gaps which contravene/oppose a particular matter of provincial interest, however since the Plan is based on the 2005 PPS there are a number of areas where increased clarity can help to improve alignment.

Policy Theme Areas

- Growth Management
- Agriculture
- Cultural Heritage
- Natural Heritage Systems and Hazard Lands
- Environmental Conservation and Sourcewater Protection
- Climate Change
- Housing
- Engagement and Consultation

Things to Consider:

What are your key concerns related to each topic?

What are you hearing from your constituents?

Do you foresee any future concerns?

Growth Management

- Growth location
- Heights and densities
- Housing mix
- Development and redevelopment
- Employment and commercial areas
- Targets

Provincial policy requires an OP to include a number of targets and demonstrate ability to accommodate growth within urban areas

Agriculture

- There are several emerging issues to be addressed:
 - Need for a robust policy to support on-farm diversified uses
 - Need for new policies to minimize potential for land use conflict between agricultural uses and settlement areas
 - Leverage Provincial guidelines and other best practices

Provincial policy requires an OP to protect and preserve agricultural uses and resources, and to balance that protection with growth needs

Cultural Heritage

- There is a policy gap between the current Official Plan terminology and direction for respecting Indigenous Communities.
- The New Official Plan policies will be based on the PPS direction.

The 2020 PPS includes a number of policies respecting cultural heritage and cultural heritage landscapes and emphasizes that the processes and criteria for determining cultural heritage value or interest. It also provides new policy direction respecting engaging with and involving Indigenous communities with all land use planning matters, including matters of heritage.

Natural Heritage System & Natural Hazards

- Mapping update opportunities
- Shoreline development policies
- Impacts of climate change

Provincial and County policies emphasize the need for protection of natural heritage features. They also require that development be directed away from hazardous lands.

Environmental Conservation & Sourcewater Protection

- The general policy direction could include to promote:
 - Compact form in the Village Areas;
 - A preserved and expanded active transportation network for pedestrians and cyclists;
 - Design and orientation which maximizes energy efficiency; and
 - Design with green infrastructure.
- Source water protection policy alignment

The Thames-Sydenham and Region Source Protection Plan was approved after the Municipality's OP came into effect. The New OP will need to implement the policies of the Source Protection Plan

Climate Change

- Potential to consider a range of opportunities to mitigate and adapt to the effects of climate change

The PPS requires Official Plans to include policies respecting climate change

Housing

- Affordable ownership and rental housing

Targets for housing that are established by the County must be implemented in the local Official Plan



7.0

Discussion

Existing Mission Statement (vision)

To create and maintain a strong, healthy and sustainable rural community which capitalizes on our assets, fosters economic development, protects the environment, provides basic goods and services and facilities for the health, education, accommodation, recreation and spiritual needs of the community

Existing Goals

- *To achieve a modest and steady increase in population growth,*
- *To foster economic development,*
- *To maintain and improve essential community services related to health, education, recreation, infrastructure and safety,*
- *To provide a diverse and affordable range of housing opportunities,*
- *To capitalize on the assets of the municipality,*
- *To ensure logical, efficient, orderly, compact and compatible development,*
- *To maintain the predominantly agricultural character,*
- *To protect and enhance natural heritage features,*
- *To build strong, healthy villages and hamlets,*
- *To protect areas of aggregate resource potential for extraction purposes,*
- *To work co-operatively with neighbouring municipalities in matters related to land use and infrastructure.*



What are you hearing from your constituents?



Are the existing vision and goals sufficient? What should we consider as we develop the new vision and goals for the OP?



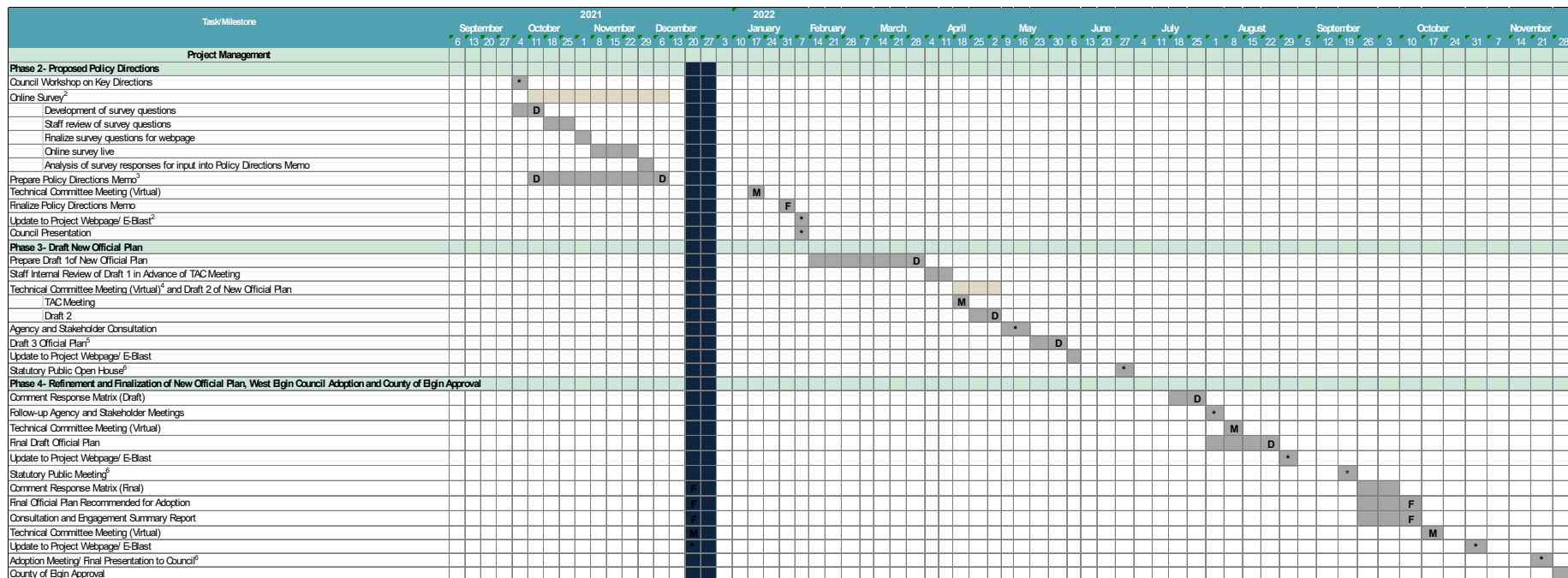
What are the top three priority areas of focus for the New Official Plan?



8.0

Next Steps

Project Schedule



Next Steps

1. Consider input received from Council
2. Prepare policy directions memo (October- November 2021)
 1. Establish vision, goals and objectives for the New OP
 2. Policy directions for the New OP based on key themes discussed
3. Meet with the TAC (December 2021)
4. Finalize policy directions (October- December 2021)
5. Online engagement (October- November 2021)
6. Update to Council (Jan 2022)
7. Begin work on draft Official Plan (Feb 2022)