

MUNICIPALITY OF WEST ELGIN

# NEW OFFICIAL PLAN POLICY DIRECTIONS REPORT

April 7, 2022

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# 1 INTRODUCTION

In accordance with the *Planning Act*, municipalities are required to review their Official Plans every five years to determine whether updates are required to the Official Plan to address prescribed matters and any directions set out in the *Planning Act*. Municipalities are also required to review their Official Plans following the approval of an upper-tier official plan within one year of their approval to ensure that the local Official Plan conforms to that of the upper-tier. The current, in-force, Municipality of West Elgin Official Plan (OP) was adopted by the Municipality in 2008 and approved by the province in 2011. Since that time, a number of revisions to the *Planning Act* and Provincial Policy Statement (PPS) have been made that require the Municipality to revisit the OP in order to ensure it remains consistent with Ontario's present-day legislative and policy planning framework. Accordingly, it is now time for the Municipality of West Elgin to develop a New Official Plan to direct growth and development in the Municipality for the next 20 years and beyond. This OP should be an expression of Council's vision for the future development and growth management of the municipality, and provide policies regarding protection of the valuable agricultural,

natural, and cultural resources, of the Municipality while specifying the conditions under which protecting the environment and climate change will be accommodated.

## 1.1 Where We've Been

In 2020, West Elgin began the process of developing a New Official Plan. Through review of the existing OP, seven policy themes were identified. Internal engagement workshops with Council were held as well as public engagement was solicited virtually through an online survey.

The consulting team of Dillon Consulting Limited (Dillon) and Watson and Associates Economists Ltd. (Watson) were retained to carry out the necessary technical background work required as input into the development of a New Official Plan, as well as prepare a draft and final version of the New Official Plan document itself. 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.

### 1.1.1 Official Plan Process

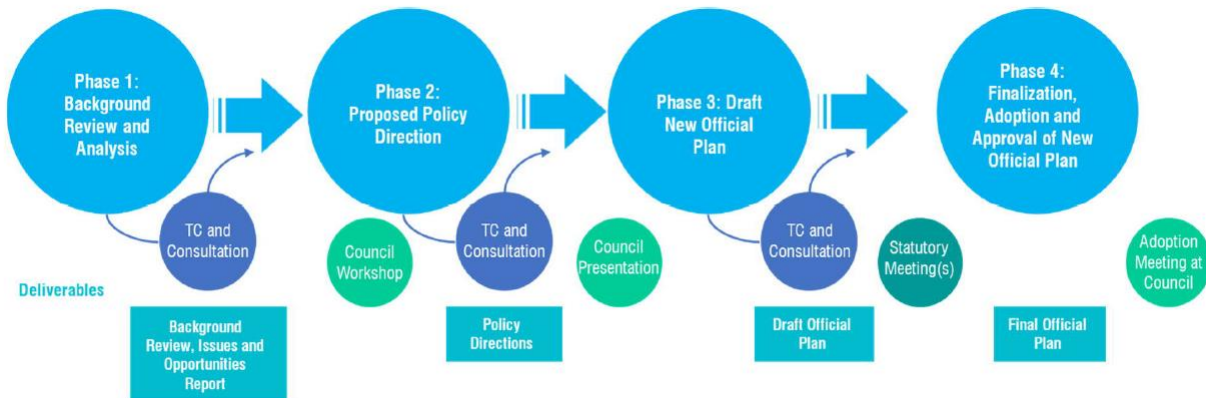
As set out in the project work plan, and mentioned previously in this Report, the intent is that the policies and mapping of the New Official Plan will be prepared to reflect matters of provincial interest under the *Planning Act*, to be consistent with the 2020 Provincial Policy Statement and to conform to the County of Elgin Official Plan.

The New Official Plan project is set to be conducted in four phases that are iterative in nature, with each phase building upon the previous and involving feedback loops with stakeholders; the public; the established Project Technical Committee (TC)<sup>1</sup>; and, Municipal Council. The project process and general timeline is illustrated below.

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<sup>1</sup> The TC is comprised of representatives from the Municipality of West Elgin, including the CAO, clerk, planner, and manager of operations and community services. From time to time throughout the project, it is also expected that representatives from Elgin County's planning department may attend to provide input on the Draft New OP as the approval authority.





In terms of project status, the following has been completed to date:

- Phase 1 consisted of significant background research and analysis to create a foundation for the future phases of work. The deliverable of the Background Review, Issues and Opportunities Report was presented to the TC for preliminary input in late August, 2021 and then to Council on October 5, 2021. It was finalized in late October 2021.
- Phase 2 builds upon the technical analysis and preliminary recommendations set out in the Background Review, Issues and Opportunities Report in order to formulate the vision and goals of the New Official Plan and develop policy directions to inform the draft OP in Phase 3. To inform this report, public engagement through an online survey was completed as described in Section 2.2; and, preliminary input was sought from Council at the October 5, 2021 meeting. This Policy Directions Report is considered the main deliverable of Phase 2 of the Work Plan.

This report was presented to TC to receive initial feedback and input on the vision, goals and policy recommendations on February 25, 2022. Following the TC input, further revisions to the report were made prior to presenting it to Council and releasing it to the public.

Ultimately, the approach provides an opportunity for the work to be grounded in evidence-based research and technical information that will then be used to connect with the public and stakeholders to establish an understanding of how the Official Plan, and its policy framework, can shape growth and change in West Elgin.

## 1.2 Where We're Going

The purpose of the Policy Directions Report is to provide a summary of the feedback received to date and present key policy recommendations that will need to be included in the New Official Plan as the project team works toward preparing the first draft of the document. The intention of this report is to provide context and to frame the direction for the OP's policies, and seek general endorsement of these key policy directions<sup>2</sup> from Council prior to commencing more detailed policies in the Draft New Official Plan.

Based on the terms of reference for this assignment, the following areas are reviewed and included as part of this Report:

- Current visions and goals;
- Council Workshop;
- Online Survey;
- New visions and goals; and,
- Policy recommendations.

## 1.3 Report Organization

This report contains recommendations for the development of the New Official Plan, including specific policy directions and an overall structure. The report is organized into the following sections:

- Section 1 presents the introduction, general project purpose and the purpose of the Policy Directions Report;
- Section 2 presents the summary of public consultation and engagement completed to date, including a summary of the key emerging themes based on input received and introduces the new vision and goals for the OP;
- Section 3 outlines the recommended key policies and/or policy directions to be included in the OP; and
- Section 4 sets out the next steps of the OP process.

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<sup>2</sup> The policy directions are not intended to be exact policy wording for incorporation into the New OP, but will guide the development of those detailed policies

# 2 VISION AND GOALS FOR THE NEW OFFICIAL PLAN



The following section highlights the current OP vision and goals; provides a summary of the Council workshop and feedback received from Council at that time; a summary of the input and feedback received from the public through the online survey; and, introduces the new vision and goals recommended to guide the development of the New Official Plan. The new vision and goals presented in this Section were developed from the foundation of the current vision and goals as well as feedback from Council and the public.

## **2.1 Summary of Council Workshop**

A Council workshop was held online via Zoom on October 5<sup>th</sup>, 2021. The purpose of the workshop was to discuss the key findings and direction from the Background Report and receive Council's feedback on the key policy theme areas to be addressed through the development of the New Official Plan; and, understand what parts of the current vision and goals may be working and what may warrant further consideration and review to best position the Municipality of West Elgin for long-term planning to the 2046 horizon and beyond.

At the Council workshop, an overview of the Official Plan process was presented along with the context and purpose of the Official Plan. The bulk of the workshop focused on

presenting the findings from the Background Review, Issues and Opportunities Report including the policy context, growth trends and projections, residential and non-residential land supply, policy audit and gap assessment, and key themes for the New Official Plan.

A discussion session was held following the presentation. Council members were given an opportunity to discuss the vision and goals of the New Official Plan and ask questions. For reference, the following questions were posed to Council at the workshop:

- Is the residential land supply located in the right areas?
- Is there a need to look at adjusting boundaries through a land swap or other process?
- What are your key concerns related to each of the policy theme area<sup>3</sup> topics?
- What are you hearing from your constituents?
- Do you foresee any future concerns?
- Are the existing vision and goals sufficient?
- What should the project team consider as the new vision and goals for the OP?
- What are the top three priority areas of focus for the New Official Plan?

The feedback received from Council at that time centred on economic development and residential land supply. Council members wanted to understand the policy and economic analysis perspectives and learn more about vacant lands and the settlement areas. The following section includes a summary of the key messages received from Council at the Workshop.

### **2.1.1 Key Messages and Directions**

In addition to the discussion, Council members provided the following feedback for the key theme areas:

#### **Growth Management**

- There is an opportunity to more carefully examine the residential land supply within the settlement areas to ensure that the supply of lands is developable (e.g. relatively unconstrained). Additional research and analysis is on-going to consider the site constraints of the vacant land potential used in the land supply analysis

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<sup>3</sup> For reference, the policy theme areas presented to Council at the Workshop were: growth management, agriculture, cultural heritage, natural heritage systems and hazard lands, environmental conservation and sourcewater protection, climate change, housing, and engagement and consultation



as some may have development constraints that were not captured. The first draft of the Official Plan schedules will capture any findings of this research and analysis;

- Balancing growth with a range of uses across the Municipality of West Elgin should be planned for;
- Considerations for lands along the Highway 401 Corridor as areas for future growth of employment industries should be considered;
- Considerations for the impact from existing and future large-scale employment uses on the residential land supply and availability of housing over the short, medium and long term;
- Considerations for infrastructure servicing and public service facilities should be directed and planned for with growth;
- There is a need to address the employment growth alongside and at the same time as having adequate housing to accommodate employees locally; and
- A focus should be made on lands that are attractive and well situated for development.

### **Agriculture**

- Policies should provide clear guidance on setbacks, lighting and odour requirements for agricultural uses and agricultural related uses; and
- Policies should provide clear directions of the related Zoning By-law standards on agricultural zones.

### **Cultural Heritage**

- Policies should promote Indigenous spaces, art spaces, and cultural event spaces throughout the Municipality of West Elgin.

### **Natural Heritage Systems and Hazard Lands**

- Policies should provide directions for the enhancement and preservation of recreational lands and the existing trail network;
- The OP maps should be revised to delineate the Natural Heritage System to reflect the County's Natural Heritage System most recent mapping; and
- Ensure that the Source Protection Plan policies are incorporated in the New Official Plan in order to align with the Lower Thames Source Water Protection Assessment Report within the Thames-Sydenham and Region Source Water Protection.

## **Climate Change**

- Policies should provide clear guidance for future renewable energy projects in appropriate locations with necessary provisions and restrictions; and
- Consideration for policies to limit wind farms in the Municipality. On this matter, specific reference to other municipalities who have implemented such policies was provided by Council for the project team to consider as they write the New Official Plan policies.

## **Housing**

- Policies should encourage a wide range of housing types throughout the Municipality to allow for people to live, work and play locally;
- Policies should encourage affordable housing throughout the Municipality and the need for tracking of implementation in new developments; and
- Policies should help facilitate the provision of housing for local workers.

## **Vision and Goals**

- The current OP has general goals without the policy support for achievement specifically on housing and economic growth; and
- The Vision and Goals should be clear and user friendly for a wide range of audiences including future investors.

## **General Directions for the Official Plan**

While not directly related to the key theme areas for the New Official Plan, Council also provided some general directions to the project team, which are summarized at a high level below:

- 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 themes and policies related to economic development.

## **2.2 Summary of Engagement**

Due to the COVID-19 pandemic, engagement for the New Official Plan was conducted through a public online survey. Participants were asked questions related to each of the key theme areas identified through the Background Report, as well as the newly

identified Economic Development theme per Council's direction. The intent of the Survey was to obtain feedback from the public to inform the development of recommendations related to how people live, work and play in West Elgin today and into the future.

### **2.2.1 Online Survey**

The online survey was available from November 24 to December 9, 2021. The online survey was promoted through advertisement on the Municipality of West Elgin's website, social media, website subscriptions and WE Plan Update project page. Paper copies were also made available at the West Elgin Municipal Office, Rodney Library Branch, and West Lorne Library Branch; and was displayed at the Rodney Community Centre and West Lorne Arena. There were 115 people that participated in the survey, with 55 complete surveys and 60 partial surveys. The participants were not required to answer all the questions in the survey. Approximately, 48% of participants fully completed the survey and 52% of participants partially completed the survey. A summary of the results of the online survey are included in this section, while all the survey responses can be found in **Appendix A**.

#### *Where do Survey Participants Live?*

In order to get a sense of where respondents are participating from, they were asked to share their postal code and identify whether they live in West Elgin, work in West Elgin, or live and work in West Elgin. In total, 21% of participants live in West Elgin, 14% live and work in West Elgin, and 66% did not provide an answer to this question.

#### *What Theme Areas are Most Important?*

Most participants responded that economic development and natural heritage systems and hazard lands (protecting our environment) are the two most important themes of focus. **Figure 1** highlights how participants ranked the seven themes from the most important to the least important.



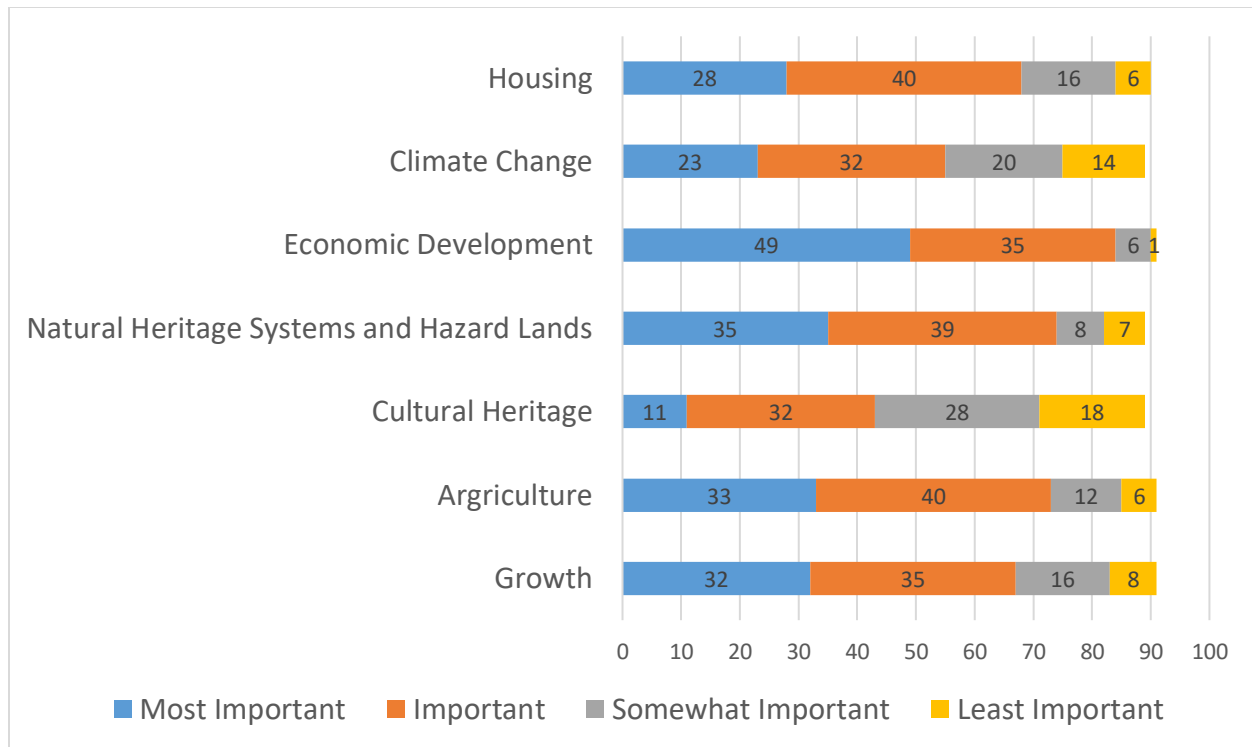


Figure 1: Ranking of Themes

## 2.2.2 Key Messages and Directions

Feedback received from each of the seven themes are further detailed in the Policy Recommendations Table in Section 3, as well as below. Most of the participants agreed that there was nothing missing from the key themes of focus that should be covered in the New Official Plan. It is noted that some participants provided feedback that would not necessarily be something that the New Official Plan could address (e.g. requests for lower taxes and water rates); however, the consultant team believes feedback received is important and as such recommends that in instances where feedback could be addressed through other Municipal initiatives, these be redirected to the appropriate departments in the Municipality for follow-up.

### Growth Management

- A majority of the participants want to see growth managed through planning for a mixture of residential, commercial, institutional and open space uses within the settlement areas of Rodney and West Lorne
- Participants also commented that it will be important to ensure there is a variety of developable land to accommodate residential and employment growth (within settlement areas of Rodney and West Lorne)

## **Agriculture**

- A majority of participants would like the Municipality to consider retail uses, recreational uses, and uses that provide value-added agricultural products as permitted on-farm diversified uses
- Many participants indicated support for all types of additional farm uses

## **Cultural Heritage**

- Some participants commented that Council should allocate a budget specifically for cultural heritage protection, preservation and conservation
- Responses suggested that there should be promotion of and education about cultural heritage through better community involvement and physical signage, wayfinding, etc.
- Participants commented that the New Official Plan should clearly define cultural heritage definitions, values and resources
- Respondents would like to be sure that there is collaboration with Indigenous communities
- There were responses suggesting that additional support for volunteer groups and historical societies should be provided

## **Natural Heritage and Hazard Lands/ Protecting our Environment**

- A majority of participants felt that providing guidelines for managing stormwater through integration of planting and natural areas into roadways and new development will protect our environment
- Some participants suggested there should be guidelines for building design to reduce energy requirements for heating and cooling and reduce water consumption to support environmental protection

## **Economic Development**

- A majority of participants want to ensure that economic development focuses on projects that do not compromise other areas of concern (for example, striking a balance between economic development and environmental preservation and conservation objectives)
- Many participants commented that they would like to see more support for small businesses, green businesses, artisans, home operated businesses, and tourism
- Some participants indicated that more support for infrastructure investment to improve internet and industrial businesses is required

- There were suggestions to maintain the appearance of the downtown and ensure compatibility of new development with existing conditions
- There were responses that indicated residents would like to see a reduction in water rates

### **Climate Change**

- A majority of participants indicated that they would like policies in the OP to be included that would ensure the future growth does not disturb the existing agricultural and natural areas
- Participants commented that changing farming methods to soil regeneration efforts would help reduce greenhouse gas emissions
- Some participants want to see more support for ride sharing and car-pooling programs, and active transportation
- There were suggestions to divest from fossil fuels and support more green energy projects

### **Housing**

- A majority participants indicated single detached housing and apartment buildings are the most needed type of housing
- Many participants want to see more housing that is affordable rent geared to income housing
- Many participants suggested exploring other types of housing like tiny homes, garden suites, shipping containers, trailers could be permitted
- Some participants want to see more incentives provided to developers for the creation of new housing
- There were some respondents that want the municipality to discourage foreign investment

### **Additional Comments for Consideration**

In addition to the theme-based responses provided by participants, an opportunity for open-ended responses was also provided which shed light on a number of other elements that should be considered within the context of the New Official Plan. A summary of those comments is provided below, with a note in brackets indicating whether these could be addressed as part of the New Official Plan).

- Infrastructure development and accessibility to essential services like fibre optic internet, natural gas and municipal drinking water should be provided across all of West Elgin (some of these infrastructure-related elements could be addressed



in the New Official Plan through growth management policies and infrastructure/ servicing policies; however, there are limits in terms of the extent to which the Official Plan can address some of these, such as internet connectivity issues, for an example)

- Better environmental protection through providing new green spaces rather than just protecting existing green spaces (this would be addressed in the New Official Plan through the protecting our environment theme area)
- Indigenous Truth and Reconciliation should be addressed in the New Official Plan (The PPS requires that Official Plans provide specific policies respecting engaging with Indigenous communities on land use planning matters, and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources. Policies to this effect will be included in the Consultation and Engagement and Cultural Heritage components of the New Official Plan)
- Access to recreation should be addressed in the New Official Plan (this would be addressed in the New Official Plan through a number of policy areas, including growth management, protecting our environment, as well as development standards for specific land use designations)

## **2.3 The Vision of the Current Official Plan**

The current Official Plan's vision for West Elgin is encompassed in the mission statement:

*"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."*

## **2.4 The Vision for the New Official Plan**

The purpose of the vision statement is to encompass the shared mission of West Elgin amongst all those who live, work and play in the community. The goal of the vision/mission statement is to capture key themes and objectives that will guide the community through the planning horizon. When preparing the new vision/mission statement, the key policy directions and engagement comments were carefully considered. The following vision/mission statement is recommended to be included in the New Official Plan:

*“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.”*

## **2.5 The Goals of the Current Official Plan**

In addition to the mission stated, the Official Plan identifies the following 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.

## **2.6 The Goals for the New Official Plan**

To correspond with and elaborate on the vision/mission statement, the OP has key goals. The goals are intended to align with Provincial and County direction and steer the OP policies. When crafting the goals, the current OP goals, policy directions and engagement information to date provided direction. The following goals are proposed for the New Official Plan:

- 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.



# 3 POLICY RECOMMENDATIONS



The policy recommendations contained herein provide the key recommendations for policies for each theme for inclusion in the New Official Plan. These recommendations were developed based on input from the:

- Policy Audit of the existing OP against the Provincial Policy Statement;
- Elgin County Official Plan;
- Background research of surrounding and similarly-sized municipalities official plans;
- Current guidelines and plans such as the Elgin County Housing & Homelessness Needs Assessment and Elgin County Shoreline Management Plan; and
- Public and stakeholder feedback received to date.

The policy recommendations are not intended to be exhaustive in nature, but rather represent the primary recommendations for each theme area to be addressed in the New Official Plan and are to be used to further inform and guide the development of the OP as part of the next phase of work.

## 3.1 Overview

The following Policy Recommendations Table (Table 1.0) includes key recommended policies for the various foundational sections of the OP, but does not constitute all policies that will show up in the New Official Plan. These represent the critical policies that are intended to seek endorsement prior to proceeding to the drafting of the OP.

Throughout the project, the consultant team gathered information from background desktop research and conversations with the community and members of Council which have guided areas of focus for policies. The process for developing the key recommended policies considered how best to balance the many public interests around planning for the future with mandatory policy requirements for conformity. The following policy directions are organized by theme area within the Table, while a brief summary is included below:

### Growth Management

- As noted in the Background report, the **Settlement Area boundaries appear to be sufficient to accommodate forecast growth** and there are no Settlement Area expansions required to accommodate the residential growth forecast, subject to a more detailed review of vacant lands supply within the settlement areas and swapping of lands
- The New Official Plan will provide **policy direction on where growth should occur** and opportunities for growth in the Village Areas and Rural Areas, and **direction on the permitted heights, densities, unit mix and built forms** within areas identified as appropriate for residential development. The policies of the New Official Plan are to also **consider development and redevelopment of new and existing employment and commercial areas to meet demand**. Opportunities for growth are to be prioritized in settlement areas of Rodney and West Lorne and gateway locations, such as Highway No. 401 interchange at Graham Road (County Road No. 76) and Furnival Road (County Road No. 103).

### Economic Prosperity

- In accordance with the existing supply of designated developable urban employment lands versus long-term demand, West Elgin has an insufficient supply of designated urban employment lands to meet long-term needs to 2046. **The New Official Plan policies will provide direction on new employment lands, and uses permission for expansion of institutional and commercial/mixed use developments.** New employment lands will be directed

to Rodney and West Lorne where full municipal servicing is available. The land use permissions for institutional and commercial/mixed use developments will be considered on most lands where full or partial municipal servicing exists. Additional growth could expand from the current core areas for commercial uses of downtown West Lorne, downtown Rodney and Pioneer Line corridor in Rodney. Additional employment lands in proximity and access to high-order roads, including Highway 401.

#### Agriculture

- There are several emerging issues to be addressed in the New Official Plan policies including **robust policies to support on-farm diversified uses**, clear direction to **minimize land use conflict** between agricultural uses and settlement areas and **provide protection to the existing structure of the agricultural area**. The policies in the New Official Plan will be based on Provincial guidelines and other best practices in surrounding municipalities; and address the mineral aggregate interface with agricultural land use within the northwest portion of the municipality.

#### Natural Heritage and Natural Hazards

- The Provincial and County policies emphasize the need for **protection of natural heritage features**. They also require that development be directed away from hazardous lands. The New Official Plan will **provide update maps for consistency and alignment with the Lower Thames Valley Conservation Authority** and their related policy documents and **consider the impacts of climate change mitigation opportunities**.

#### Cultural Heritage and Archaeological Resources

- With direction from the 2020 PPS on cultural heritage and cultural heritage landscapes, and the processes and criteria for determining cultural heritage value or interest, the New Official Plan will **include support and direction on the implementation of cultural heritage policies**. The New Official Plan will also take direction from the 2020 PPS by **including new policies for how to engage with and involve Indigenous communities in all land use planning matters**, including matters of heritage, including enabling policies for a Municipal Heritage Advisory Committee.

## Environmental Conservation & Sourcewater Protection

- The New Official Plan will **implement the policies of the Thames-Sydenham and Region Source Protection Plan and promote energy conservation through compact design of village areas**, an expanded active transportation network and the promotion of green infrastructure.

## Housing – affordability and a range and mix of types, forms and arrangements

- The growth location, heights and densities, housing mix, development and redevelopment, employment and commercial areas, and affordable housing targets are established by the County and implemented through the local Official Plan. **The New Official Plan will take direction from the County's definition of affordable housing work to contribute to the County's 20% affordable housing goal.**

## Climate Change

- With direction from the 2020 PPS, the New Official Plan will include **policy direction for mitigating and adapting to the effects of climate change.** Policies to address the potential impacts of climate change and the risks associated with protection of public health and safety on natural hazards and shoreline hazards will be included. Policies to promote energy efficient building design, green infrastructure and compact & complete mixed use communities will be included.

## Consultation, Engagement and Implementation

- The New Official Plan will provide a **detailed policy to guide the coordinated, integrated and comprehensive approach to land use planning which includes engaging and liaising with a number of stakeholders as well as Indigenous communities** on land use planning matters.
- In recent years, Bill 140: The Strong Communities through Affordable Housing Act, 2011; Bill 73: Smart Growth for Our Communities Act, 2015; Bill 139: Building Better Communities and Conserving Watersheds Act, 2017; Bill 34: Green Energy Repeal Act, 2018; Bill 108: the More Homes, More Choice Act, 2019; Bill 197: the COVID-19 Economic Recovery Act, 2020; and Report of Ontario Affordability Task Force, 2022 include notable changes that will be considered in the policy.



3.2 Policy Recommendations Table

Theme Area	What we found	What we heard	Key Policies to Include in OP
Growth Management	<ul style="list-style-type: none"><li>• Municipal-wide population is forecast to increase from approximately 5,100 in 2021 to 5,700 in 2031, and to 6,500 by 2046, (increase of 1.0% annually over the 25-year period).</li><li>• The Municipality’s housing base is forecast to increase by approximately 770 households, which would result in a total of approximately 2,950 households in 2046 (representing an annual increase of 31 new households per year).</li><li>• The household increase is higher than the historical average over the past decade with expected increase in housing development</li><li>• Growth should be directed to urban areas (Rodney and West Lorne) on full municipal services</li><li>• The land supply analysis indicates there is sufficient capacity within the existing settlement areas to accommodate the future growth</li><li>• Further sensitivity analysis is on-going to determine constraints that could warrant reconsideration of boundaries to accommodate growth. The land use schedules in the first draft of Official Plan will reflect any new findings of this analysis.</li></ul>	<ul style="list-style-type: none"><li>• Residents agree that development should be directed to Rodney and West Lorne.</li><li>• Plan for a mixture of residential, commercial, institutional and open space uses within the settlement areas of Rodney and West Lorne.</li><li>• Ensure there is a variety of developable land to accommodate residential and employment growth (within settlement areas of Rodney and West Lorne).</li><li>• Residents would like to see growth be directed upwards instead of outwards.</li></ul>	<ul style="list-style-type: none"><li>• Future growth will be directed to the Settlement Areas of West Lorne and Rodney</li><li>• The population target to be included in the OP for long-term planning purposes is: 6,500 people</li><li>• The housing target to be included in the OP for long-term planning purposes is: 770 new households between 2021 and 2046, which is a growth rate of approximately 30 new units annually</li><li>• The Municipality supports directing medium and higher density residential development to Settlement Areas, with new density caps to be established in order to ensure the development of a range and mix of housing types in a compact form to support complete communities</li></ul>
Economic Prosperity	<ul style="list-style-type: none"><li>• In accordance with the existing supply of designated developable urban employment lands versus long-term demand, West Elgin has an insufficient supply of designated urban employment lands to meet long-term needs to 2046.</li><li>• Population growth is anticipated to drive the demand for population-related commercial, institutional employment and construction</li></ul>	<ul style="list-style-type: none"><li>• Residents support investments for infrastructure and industrial businesses.</li><li>• There should be more incentives or supports for small businesses, green businesses, artisans, and home operated businesses.</li></ul>	<ul style="list-style-type: none"><li>• The target employment growth is 880 jobs by 2046 which is a growth rate of approximately 35 jobs/year</li><li>• Breaking down the total employment target, there are 310 jobs targeted to be accommodated on designated employment lands</li></ul>

	<ul style="list-style-type: none"> <li>• Employment within industrial and primary employment sectors is influenced by broader market conditions</li> <li>• Increased growth in the “knowledge-based” or “creative class” economies.</li> <li>• Currently, 25% of total employment is in the manufacturing sector. Other key sectors include the agriculture, forestry, fishery and hunting sector, which accounts for 12% of total employment, followed by construction (11%), and retail trade (9%)</li> <li>• Commercial land needs for moderate retail space needs over the 2021 to 2046 period is 44,000 sq.ft. There is a small deficit of vacant designated commercial land in West Elgin by 2046</li> <li>• West Elgin has an insufficient supply of vacant designated institutional lands to meet forecast demand to 2046</li> </ul>		<ul style="list-style-type: none"> <li>• New employment land will be identified to accommodate the target and shown on the updated OP maps<sup>4</sup></li> <li>• The New Official Plan policies will reflect flexibility for institutional uses to be on most lands throughout West Elgin and consider vacant lands for the designation, save and except Agricultural lands, where not permitted. This is due to the insufficient supply of vacant designated institutional lands to meet demands</li> <li>• The New Official Plan policies will update land use designations, where appropriate, to permit commercial uses and/or mixed uses, in order to expand options for commercial development. The updated land use designations are intended to provide for more opportunities for commercial development in gateway locations</li> </ul>
Agriculture	<ul style="list-style-type: none"> <li>• The current OP generally conforms to the PPS with no major issues</li> <li>• There is an opportunity to explore policies which minimize the potential for land use compatibility issues to emerge between agricultural and residential uses in edge areas.</li> <li>• There is an opportunity to explore on-farm diversified uses</li> <li>• Ability to allow for additional dwelling units.</li> </ul>	<ul style="list-style-type: none"> <li>• Residents support all types of additional farm uses, in particularly, retail uses, recreational uses, and uses that provide value-added agricultural products.</li> <li>• Ensure that the growth does not disturb the existing agricultural and natural areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Policies to support on-farm diversified uses that are located on a farm, secondary to the principal agricultural use, limited in area, and may include uses such as home occupations, home industries, agri-tourism, and other uses that produce value-added agricultural products. These uses are to be</li> </ul>

<sup>4</sup> these locations will be presented for consultation purposes as part of the Draft 1 New OP

			<p>compatible with and not hinder any surrounding agricultural operations.</p> <ul style="list-style-type: none"><li>• Policies to minimize potential land use conflict between agricultural uses and settlement areas through the implementation of buffering, transitional uses that are compatible, Minimum Distance of Separation, Conservation Authority engagement, and additional study requirement prior to future development or change of uses.</li><li>• Policies to allow for additional dwelling units, while minimizing agricultural land loss.</li></ul>
Natural & Cultural Heritage and Natural Hazards	<ul style="list-style-type: none"><li>• The current Natural Heritage System does not include any linkages or connections between the various natural features.</li><li>• There is an Opportunity to provide more detailed mapping and policy guidance for the various natural hazards, setbacks and buffering required.</li><li>• Opportunity to expand the policy framework on climate change and the risks associated with natural hazards.</li><li>• The New Official Plan should implement new terminology and addresses the provincial directive respecting Indigenous communities.</li></ul>	<ul style="list-style-type: none"><li>• Residents would like guidelines for stormwater management and infrastructure in new developments.</li><li>• Residents recommended a by-law requiring the planting of four trees for each one cut down.</li><li>• There should be clearly define cultural heritage definitions, values and resource</li><li>• There should be more collaboration with Indigenous communities to support truth and reconciliation</li></ul>	<ul style="list-style-type: none"><li>• The New Official Plan policies will provide guidance/criteria /standards for new development applications on: maintaining the tree canopy, general urban design, optional sustainable development standards, and site-sufficient/contained stormwater management solutions</li><li>• Policies to support the preservation and conservation of cultural heritage and cultural heritage landscapes with criteria for determining cultural heritage value or interest as directed by the PPS and with input from the Conservation</li></ul>

			<p>Authorities and Heritage Associations as appropriate</p> <ul style="list-style-type: none"> <li>• Policies to provide direction on respectfully engaging with and involving Indigenous communities with all land use planning matters, including matters of heritage with minimum standard timelines and meetings</li> </ul>
Environmental Conservation & Sourcewater Protection	<ul style="list-style-type: none"> <li>• The New Official Plan will need to implement applicable policies as directed by the Thames-Sydenham and Region Source Protection Plan, which came into effect on December 31, 2015</li> <li>• Section 1.8 of the PPS supports local municipal energy conversation</li> <li>• Environmental schedules have some misalignment with the most current data from the County of Elgin and Conservation Authorities</li> </ul>	<ul style="list-style-type: none"> <li>• Residents would like access to municipal drinking water across the Municipality.</li> <li>• Residents would like building design guidelines to reduce energy and water consumption.</li> </ul>	<ul style="list-style-type: none"> <li>• The New Official Plan policies will implement and take guidance from the Thames-Sydenham and Region Source Protection Plan</li> <li>• The New Official Plan policies will include direction for environmental conservation and preservation to be in alignment with the County and Conservation Authority mapping</li> </ul>
Housing ( <i>Affordability and a range and mix in housing types, forms and arrangements</i> )	<ul style="list-style-type: none"> <li>• The Municipality of West Elgin must implement any identified targets for affordable housing set out in the St. Thomas-Elgin Housing Strategy</li> <li>• Current Official Plan includes a policy respecting apartments in houses within the Village Areas which allows for the creation of additional dwelling units in existing dwellings in areas zoned for these purposes</li> <li>• Short-term rentals should be explored as part of the New Official Plan with updated framework that clearly defines the use and provides a set of tools to manage the use.</li> <li>• The Elgin County Housing Homelessness Final Report By TWC recommends local municipal OP's to include a definition of</li> </ul>	<ul style="list-style-type: none"> <li>• Residents indicated single detached housing and apartment buildings are the most needed type of housing.</li> <li>• Create more affordable housing options so that people do not have to leave the community, especially, affordable rent geared to income housing and assisted living or independent living housing for individual on basic income.</li> <li>• Provide protection for the loss of existing rental housing and explore options available to require developers to provide affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>• The housing target to be included in the OP for long-term planning purposes is: 770 new households between 2021 and 2046</li> <li>• The Municipality supports opportunities for the development of housing that is affordable for low and moderate income households and is committed to continued progress toward contributing to the achievement of the County's overall target of 20% of all new housing</li> </ul>

	<p>'affordable' and assist in achieving the County-wide target of 20% affordable housing in new developments.</p> <ul style="list-style-type: none"> <li>Housing development is expected to continue to increase over the short- to medium-term.</li> <li>There is a need to provide a wider range of housing types that would be more affordable to workers (e.g. townhomes, duplexes, triplexes)</li> </ul>	<ul style="list-style-type: none"> <li>Residents would like the municipality to explore other types of housing like tiny homes, garden suites, shipping containers, trailers.</li> </ul>	<p>units to be affordable to households with low and moderate incomes</p> <ul style="list-style-type: none"> <li>Policies of the New Official Plan will support and encourage the development of purpose-built rental housing</li> <li>Policies of the New Official Plan will support housing developments in a compact built form</li> <li>Policies of the OP will continue to support and permit accessory dwelling units in the settlement areas, in accordance with the direction of the <i>Planning Act</i> which permits "the use of two residential units in a detached house, semi-detached house or rowhouse; and the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse" (<i>Planning Act</i>, S3 (a) (b))</li> <li>The Municipality will monitor the rental housing supply and stock annually in co-operation with the County, as required</li> <li>The definition of Affordable will be updated to align with the definitions used by the County</li> </ul>
Climate Change & Green Design/Infrastructure	<ul style="list-style-type: none"> <li>The New Official Plan should implement new terminology and addresses the provincial directive respecting climate change and opportunities to mitigate and adapt to the effects.</li> </ul>	<ul style="list-style-type: none"> <li>Residents would like to see policy that support green energy projects and farming incentives to divest from fossil fuels.</li> </ul>	<ul style="list-style-type: none"> <li>Policies to support sustainable building practices and feature such as grassy swales, rain gardens, roadside curb cuts</li> </ul>



		<ul style="list-style-type: none"><li>• Some residents do not support wind turbines</li><li>• There should be continuous education for the community on measures to preserve resources.</li><li>• Encourage ride sharing and car-pooling programs and active transportation.</li><li>• Expansion of the West Elgin trail network with incorporation of TransCanada trail</li><li>• Support for smaller building footprints and green building standards to be applied to new developments.</li><li>• By-law requiring the planting of 4 trees for each one cut down</li></ul>	<p>to direct run-off, permeable pavement and green roofs</p> <ul style="list-style-type: none"><li>• The Municipality supports and promotes green infrastructure and energy efficient building design where appropriate in the settlement areas</li><li>• Policies will encourage compact built form in the Village Areas and integration and expansion of the active transportation network for cyclists and pedestrians</li><li>• The New Official Plan policies will consider areas where and guidance for where partial servicing of proposed development applications is appropriate</li><li>• Municipality should consider a private tree by-law or standards for maintaining tree canopy as part of development applications</li></ul>
Consultation, Engagement and Implementation	<ul style="list-style-type: none"><li>• The New Official Plan should implement new terminology and addresses the provincial directive respecting consultation and engagement.</li><li>• The current OP does not have any policies around consultation and engagement to guide how the public is involved in and consulted on land use planning matters</li></ul>	<ul style="list-style-type: none"><li>• Residents and Council would like to see user friendly policies that are easy to understand.</li><li>• More robust direction for engagement and community involvement should be included in the New Official Plan.</li></ul>	<ul style="list-style-type: none"><li>• Policies that support public engagement which is comprehensive with engagement of a number of stakeholders including Indigenous communities</li><li>• The New Official Plan policies will align with the PPS requirement consultation with Indigenous communities</li><li>• The New Official Plan policies will establish the objectives and a general</li></ul>

			framework for the minimum standard of public engagement on land use planning matters that will include recommended timing and adhere to the minimum Provincial public meeting notification timelines
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### **3.3 POLICY FRAMEWORK FOR THE NEW OFFICIAL PLAN**

As noted previously, in accordance with the *Planning Act*, the Municipality is to prepare a New Official Plan to implement and address matters of provincial and upper-tier conformity as well as address matters of provincial interest and, following completion of the New Official Plan, repeal the existing Official Plan and replace it with the New Official Plan.

The New Official Plan 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.

The new West Elgin Official Plan will encompass the key theme areas of the Provincial Policy Statement and local topics of interest. It will include policy language to guide the growth of the Municipality in order to meet Provincial and local goals.

#### **3.3.1 Framework / Structure**

The New Official Plan should be structured based on the following key sections. The intention of this structure is to understand and know the New Official Plan, prior to the release of the first draft. This is a preliminary structure that will be matured through discussions and as land use schedules are drafted.

#### **1.0 Introduction**

##### **1.1 Context for the Plan**

##### **1.2 Basis for the Plan**

##### **1.3 Effect of the Plan**

##### **1.4 Organization and Interpretation of the Plan**

##### **1.5 Conformity with the Provincial Policy Statement and County of Elgin Official Plan**

#### **2.0 Official Plan Goals and Objectives**

##### **2.1 Vision**

##### **2.2 Goals**

#### **3.0 Growth Management**

3.1 Objectives for Growth Management

3.2 Growth Forecast

3.3 Growth Strategy and Urban Structure

3.4 Housing

3.5 Employment

4.0 Economic Development

4.1 Objectives for Economic Development

5.0 General Policies

6.0 Environment and Resource Policies

6.1 Natural Heritage

6.2 Natural Hazard Lands

6.3 Water Resources

6.4 Mineral Aggregate Resources

6.5 Petroleum Resources

6.6 Cultural Heritage and Archaeological Resources

7.0 Land Use Policies

7.1 Settlement Areas- Rodney and West Lorne

7.2 Hamlet Areas- Clachan, Eagle, New Glasgow

7.3 Lakeshore Area

7.4 Port Glasgow Secondary Plan

7.5 Rural Area

7.6 Agricultural Area

8.0 Infrastructure

8.1 Transportation

8.2 Water, Wastewater and Stormwater Management

8.3 Municipal Drains

8.4 Electrical Power Facilities

8.5 Alternative and Renewable Energy Systems, Energy Conservation and Generation

8.6 Waste Management

8.7 Public Utilities

8.8 Green Design and Green Infrastructure

9.0 Consultation and Engagement

10.0 Interpretation and Implementation

11.0 Definitions

We will be providing an update to all OP schedules (maps) as well as creating a new urban structure, land use and environmental map. The intent of the schedules are to help guide land use planning decisions and policies contained in the OP. The mapping updates will reflect the most recent County mapping, Conversation Authority mapping and any changes based on the research completed to date.



# 4 CONCLUSION

Through consultation, we heard many innovative ideas and key feedback to consider in the development of new policies for the OP. The topics of economic development and natural heritage systems and hazard lands (protecting our environment) were raised as two most important themes of focus for the New Official Plan. Additionally, the management of growth in settlement areas with a balance of retail uses, recreational uses, and other compatible uses that provide value-added is a top priority for the future of West Elgin. Policy recommendations are put forward through this report that intended to provide direction on the content of the New Official Plan, without being an exhaustive list or repetitive of policies that were considered to be in conformity within the planning hierarchy and effective tools for the Municipality.

The next steps for this project are a presentation of this Policy Directions Report to the Technical Advisory Committee<sup>5</sup> and Council where endorsement of the policy directions contained in this report will be sought. Following this, the Project Team will begin to develop the first draft of the Official Plan. Once the draft Official Plan has been completed, it will be shared with Council, stakeholders, community interest groups,

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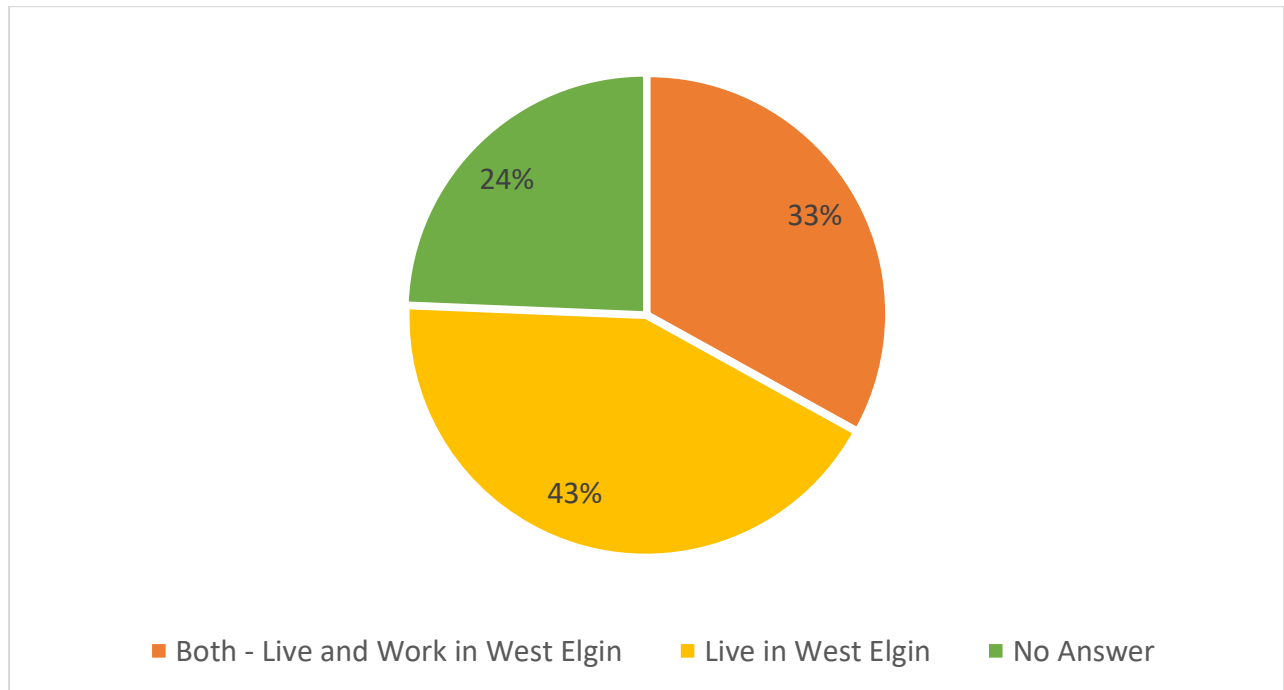
<sup>5</sup> Any revisions to the Policy Directions report based on feedback from the Technical Advisory Committee will be made prior to Council.



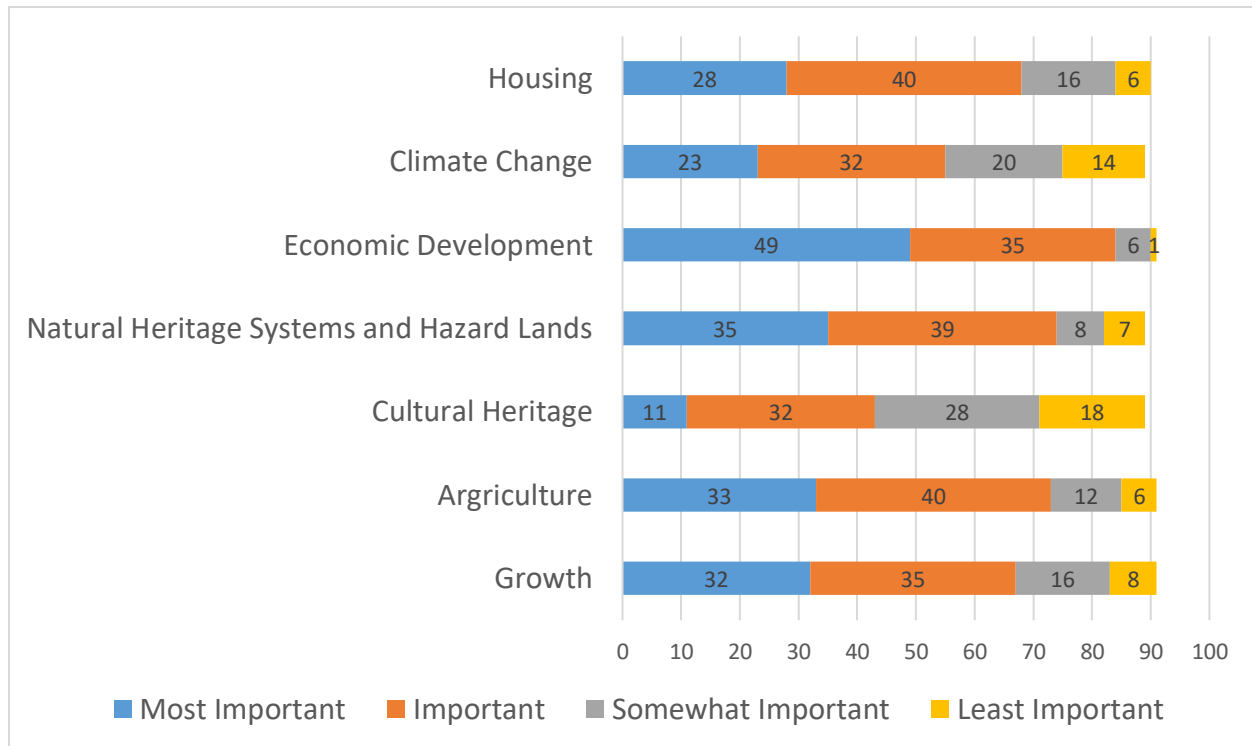
Indigenous communities, and the general public for feedback. The revised Official Plan will be presented at a statutory meeting for final comments and will be followed by presentation to Council for adoption. The Official Plan will then be presented to the County of Elgin Council for approval.

# Appendix A

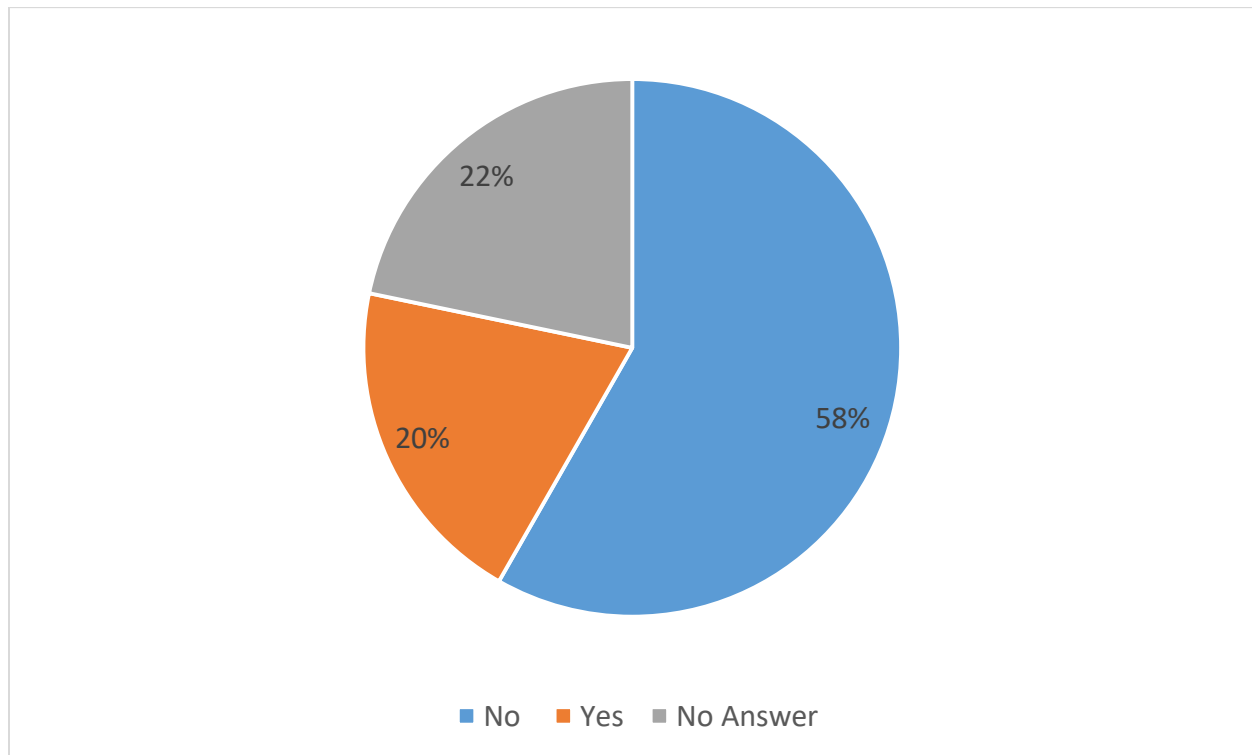
## Do you live or work in West Elgin?



There are seven themes of focus for the New Official Plan. Please rank them in the order of importance to you (1 being the least important and 4 being the most important).



Is there anything missing from the themes of focus that you think should be covered in the New Official Plan?

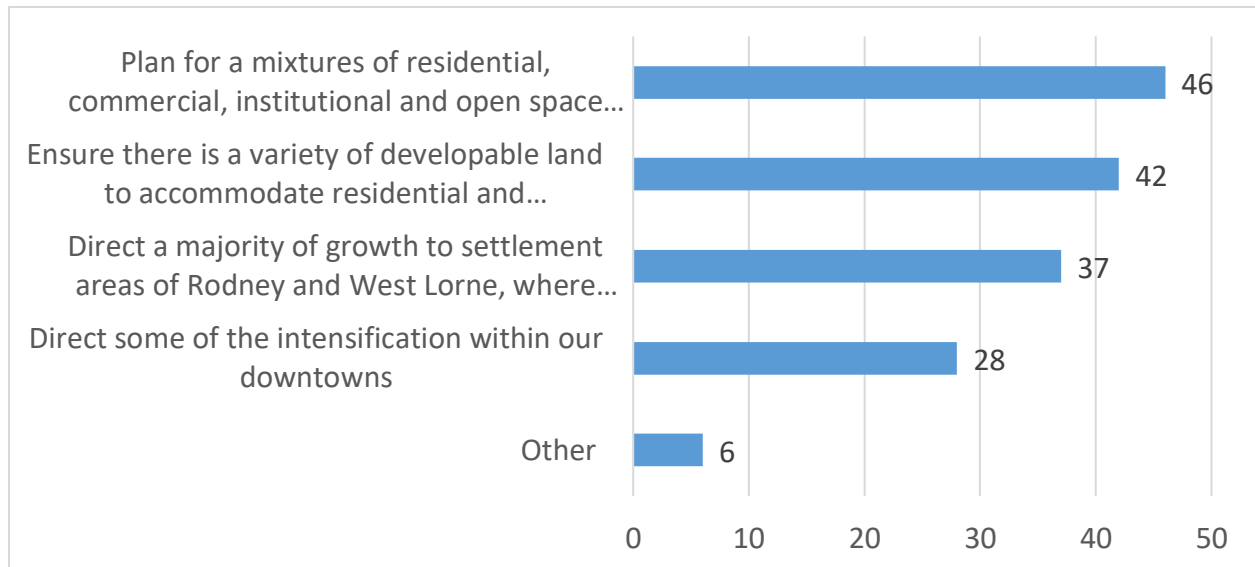


- a) If yes, please provide details on what is missing from the themes of focus.
- Infrastructure development and accessibility to all of West Elgin including fibre-optic internet and natural gas (high priority) as well as water (lesser priority)
  - Concern for the thoughts of the taxpayers
  - Natural Heritage touches on it slightly, in that it protects the environment, but I'd rather see that is focuses on improving the environment
  - Establishment and protection of environmentally significant areas
  - The introduction of new green spaces and tree planting , including those that attract and preserve spaces for wildlife would be most welcome
  - Spaces that include bodies of water for migrating birds would be a step in the right direction
  - Eco-tourism
  - Better farming methods like organic soil regeneration in the area is not only vital to the area, but to the future of our food security in the future

- Reconciliation with Indigenous neighbours Community Resilience and support of those most in need being a caring compassionate community
- Recreation, arts & culture, tourism
- Lower water and sewage rates
- Regional and Provincial Government influences on how they impact local community planning goals
- Land ownership and how it pertains to community development initiatives
- Servicing infrastructure in settlement communities
- Ensure transportation connectivity as part of new developments
- More affordable housing for people, including seniors on fixed income & rent geared to income
- Focus on bringing remotely working families to live in great place where easy access to Lake and peaceful life is possible
- Investment in schools, childcare, youth clubs and activities that support young families
- Sense of security
- Support COVID recovery
- Promote cultural and minority diversity



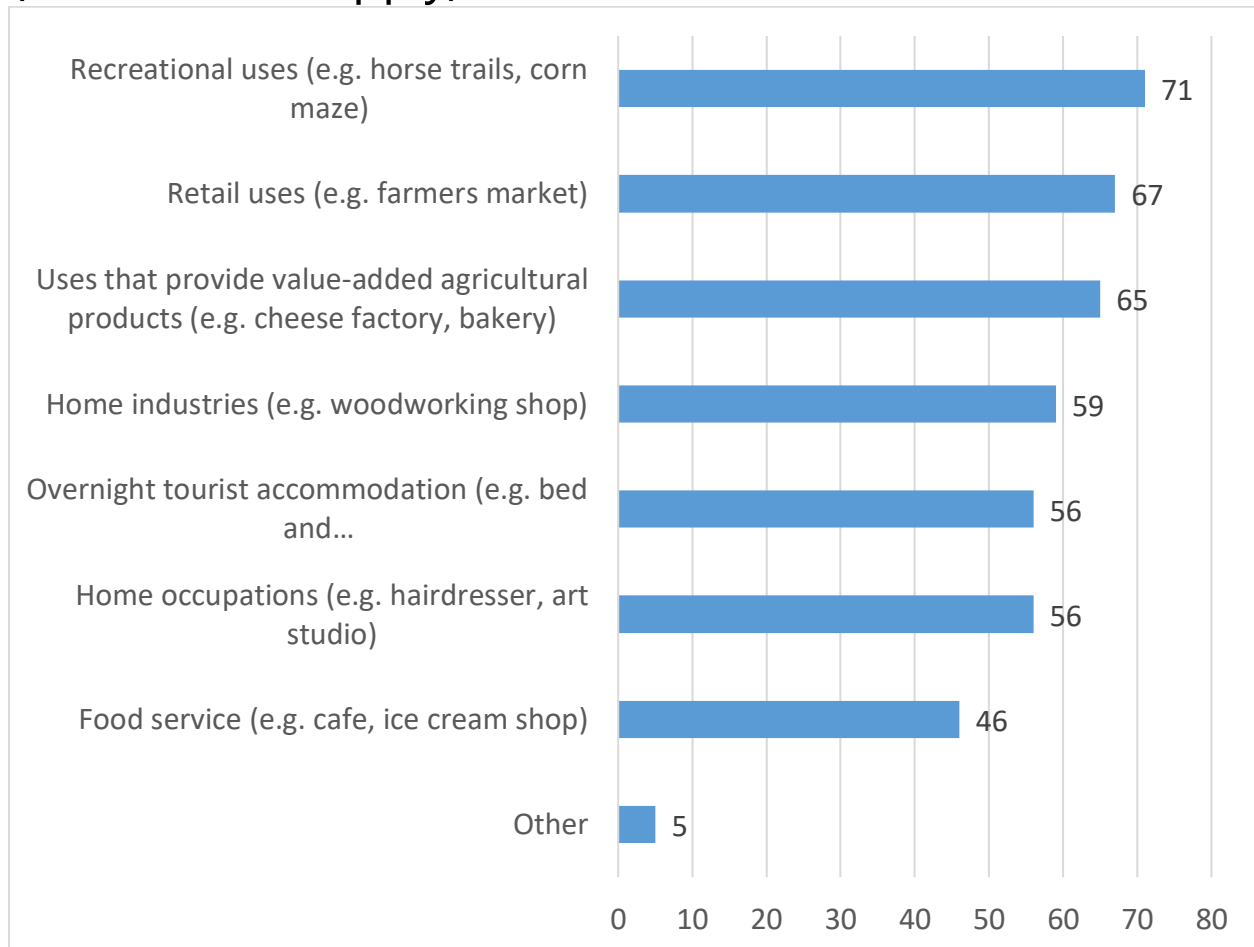
West Elgin is planned to grow from approximately 5,100 people in 2021 to 6,500 people by 2046. What do you believe West Elgin will need to do to manage this growth effectively (select all that apply)



If chose other, please specify.

- Create affordable housing options in ownership and rental markets so that people do not have to leave the community
- Allow for upzoning
- Invest and create a childcare network to support families and return to the workforce
- Water and sewer rates are disproportionately high compared to other towns that are of similar size and it's expensive to afford the basics of life in West Elgin
- Promote new business in the downtown
- Look at more residents in Eagle and New Glasgow, not just Rodney and West Lorne
- Allow more housing options like tiny houses
- Plan for areas that can provide fast track solutions to market demands

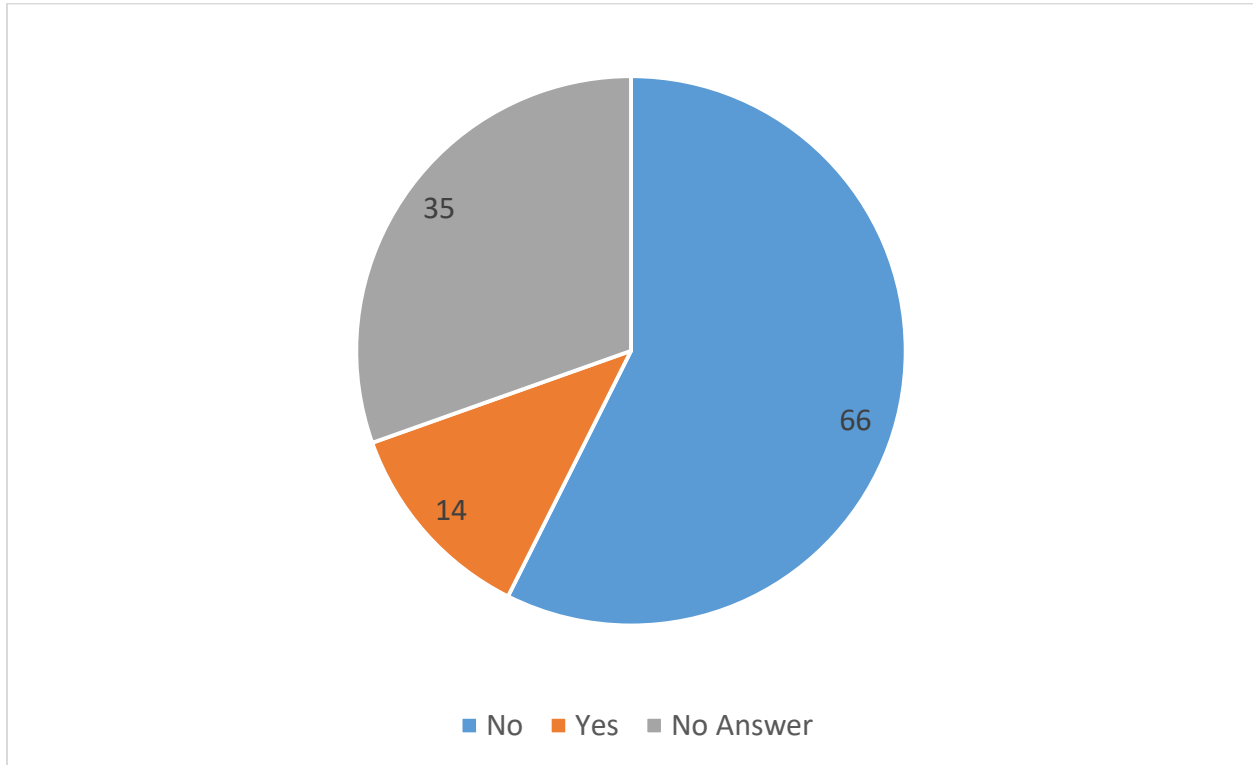
Through the New Official Plan, West Elgin is considering policy options to allow for on-farm diversified uses and agri-tourism uses. What types of additional uses on farms should be considered to be permitted on farms? (select all that apply)



If chose other, please specify.

- On-site camping for cyclists
- Economic development is critical
- Farm tours to educate our youth on the benefits and importance of locally grown food and the food chain

Are there any types of additional farm uses you would not support?



If yes, please provide details on the types of additional farm uses you would not support.

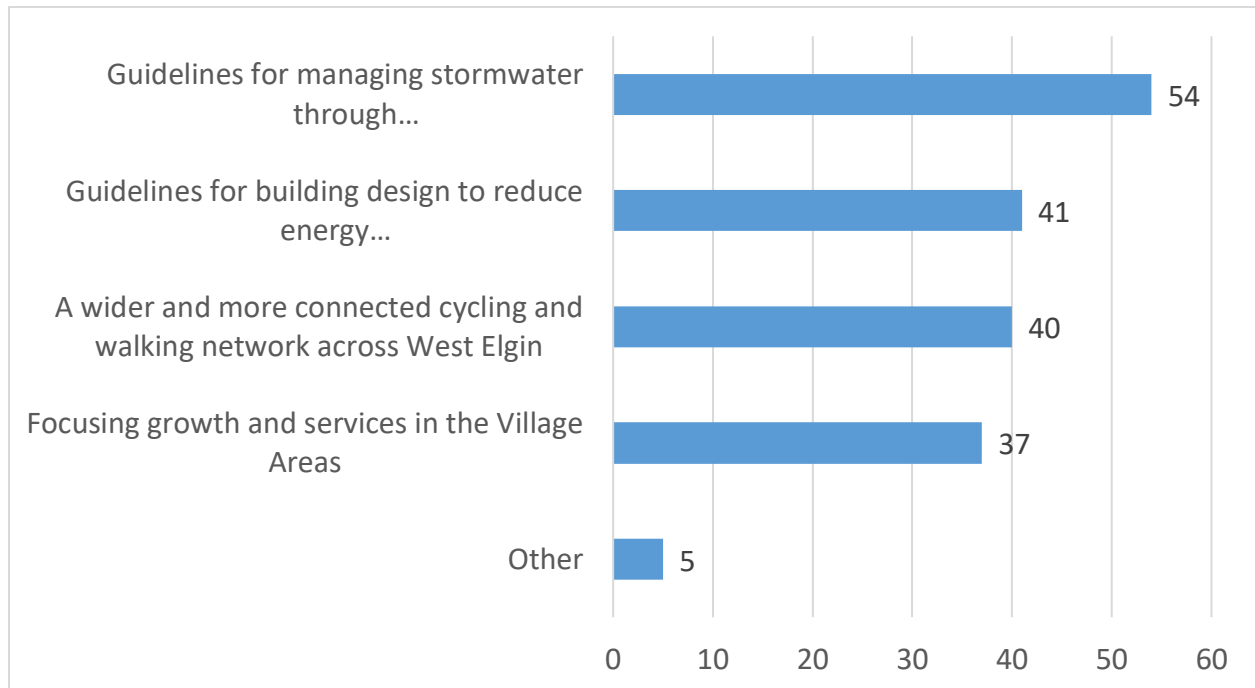
- Industrial wind turbines
- Do not infringe on existing retail businesses that pay full taxes and abide by Building Regulations
- Do not allow intrusive noisy activities / businesses like ATV trails, motocross tracks, and gun shooting ranges
- Anything that creates pollution or crowding of people
- Divide farmland to create another house for bed and breakfast
- Allow for outdoor movie theatre
- Any development in a wetland or wetland buffer zone
- Cannabis cultivation
- Any development that reduces farmland
- Slaughter house and intensive barns for swine too close to housing areas
- Uses of land for large public or private gatherings that may be in conflict with agriculture

# How can the municipality encourage the protection, preservation and/or conservation of cultural heritage resources in the community?

- Advertise and maintain current activities
- Investment in promoting our community making it a destination place, including creating museums and recreation centres
- Allocate an annual financial budget line specifically for the protection, preservation and conservation of the cultural heritage resources in the community
- Social media presence This Day in History type fact post
- Dedicate a set Saturday during summer months annually to celebrate cultural heritage with events and food
- Support community groups or committees such as a Historical Society to identify and promote the protection of resources
- Protect historic structures and places
- Educate the population and engage young people with fliers and emails
- Map cultural resources on the Official Plan
- Provide easy to understand definitions of what protection, preservation, and conservation means
- Clearly define cultural heritage resources and their intrinsic value to a community
- Preserve the past and learn from the senior community
- Keep up the inspections and buildings
- Use the old buildings for community events or have businesses in them.
- Leverage the downtown business areas to create historical education opportunities
- Provide grants to those with a business plan attached to cultural heritage.
- Look at everything by a case by case
- Manage the growth
- Modernize heritage building services and encourage use of buildings for retail and other activities
- Official plans to mandate the character of new builds and storefront updates in downtown areas to create cohesive landscape
- Partner with Backus-Page House Museum

- Placards for homes with historical significance (i.e. Blacksmith Joe Brown lived here 1820-1835) or "did you know" signs in areas that describe the history of the block
- Street signs with 'old time' look.
- Downtown shops with a summary of previous old time businesses
- Murals of former times downtown
- Use the empty parking lot/ corner of Queens Line/Furnival to create a Cenotaph for a war hero and nursing heroines (think of downtown Erieau)
- Co-create spaces within all these elements for Indigenous heritage to enhance learning and recognition
- Post photos hanging from the lights
- Protect more areas and provide activities such as walking and interpretive trails
- Reduce the use of agricultural chemicals and GMOs to preserve natural cultural resources
- Waive municipal tax for sites

Which of the following actions do you think would best support environmental protection and climate change action in West Elgin? (select all that apply)



If chose other above, please specify.

- Reduce high water and sewage rates
- Charging stations
- Incentives for existing homeowners for energy efficient homes.
- Dark sky community (reduce light pollution)
- Reduce the use of agricultural chemicals and GMOs
- Support Provincial measures and initiatives for climate change



# What policies, tools or incentives should be explored and/or introduced to support diversifying economic development within West Elgin?

- Approve the gas station and car wash in Rodney
- Continue to improve high speed internet
- Ensure that economic development focuses on projects that do not compromise the other areas of concern
- Encourage small, green businesses and artisans
- Make the community one that encourages tourism
- Maintaining downtown appearance
- Reduce the signage pollution throughout West Elgin and clean up main intersection to look inviting vs undulating with signage
- Promote industry
- Providing incentives for local people to operate their business in their home community
- Reduce water rates
- A service station just off the 401 to encourage traffic to visit the communities, especially as electric vehicle charging becomes more popular
- Manage growth
- Encourage cultural diversity
- Bring families who can work from home
- Increase affordable residential units and cottages
- Create an economic development committee comprised of business owners and business professionals who are committed to the growth of the region
- Provide incentives for business owners to open or grow like rental discounts and reduced taxes
- Create community engagement and recreational opportunities to attract and retain young families.
- Build housing and infrastructure to attract people
- Develop service ready lands to reduce the amount of time a business may need to be established
- Reasonable but enticing time-limited tax breaks or waiving of certain fees
- Advertising campaign promoting our area and the benefits of being close to HWY 401 and HWY 3 and not far from various borders
- Allowing free advertising on community centreboard

- More town events where stores can stay open like sidewalk cafes, themed festivals and the continuation of toonie Tuesdays
- Coordination of recreation and business, for example pool admission along with a discount at a local store
- Get our downtowns beautified and keep them clean
- Providing advertising education and resources for businesses
- Create a parking area for commuters
- Support current business and introduce new ones with open minds
- Improve the development approval process
- Preserving the agriculture base

## How can West Elgin support mitigation (i.e. actions to limit global warming and its related effects) and adaptation (i.e. adjusting to impacts from the changing climate) to climate change in the Official Plan?

- Change the farming methods to soil regeneration efforts. It will not only lead the way to protect the environment, but it will also reduce ozone depletion and provide more nutritional organic produce and ensure food safety into the future.
- Ensure that the growth does not disturb the existing farm land/agricultural and natural areas
- Maintain farmlands, woodlots, and greenspaces
- Promote support carpooling and ride sharing programs
- Prohibit development in wetlands, forests, and flood plain areas
- By-law requiring the planting of 4 trees for each one cut down
- Remove fossil fuel holdings from municipal investments and pension plans
- Support Green Energy projects like solar energy, electric vehicle charging stations
- Support and encourage bicycling and walking
- Education hub for students to learn without leaving the community (partnership with a college)
- Encourage planting of trees and windbreaker
- Water saving measures
- Eliminate plastics
- Better stormwater management practices and protect water and sewer systems
- Provide community compost system
- Make it easier for residents to dispose of hazardous waste
- Continually educate the community on measures to preserve resources
- Provide cooling centres or areas for the community to stay cool during extreme heat events
- Discourage sprawl
- Reduce agricultural chemicals and the use of GMO

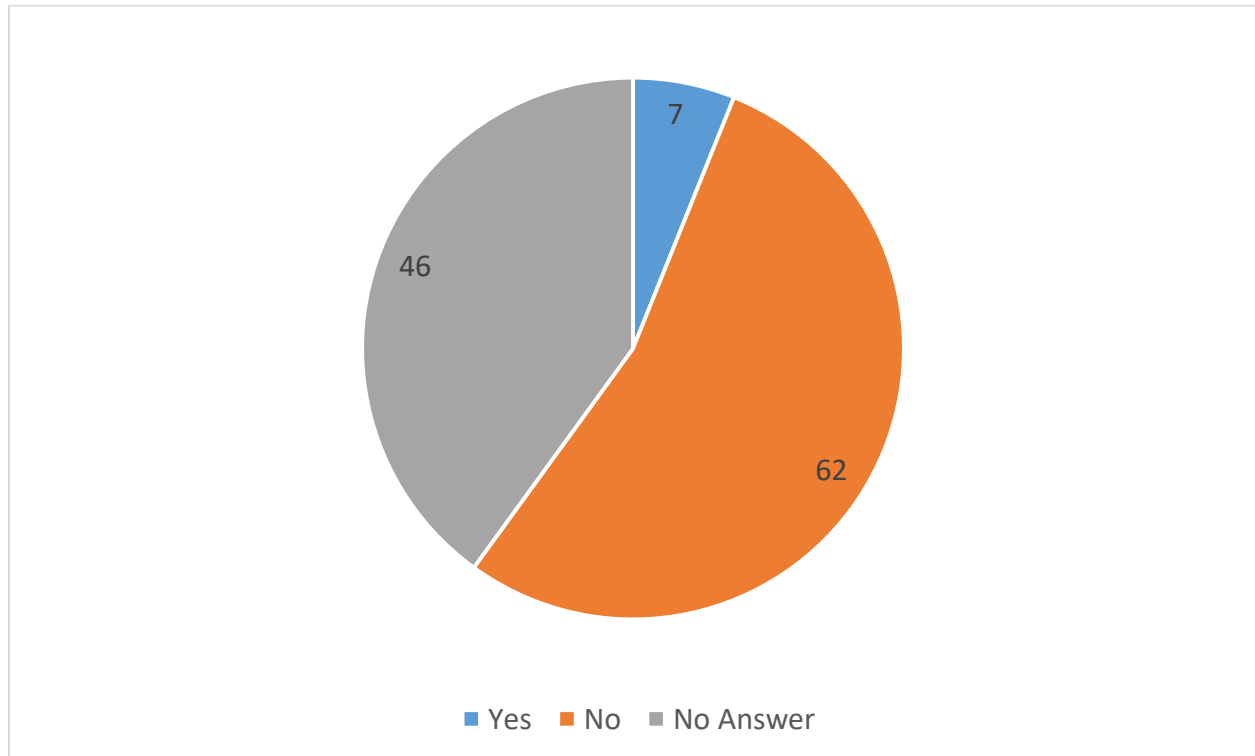
What type of housing is most needed in West Elgin?  
(Select all that you feel apply)



## What policies should West Elgin explore that may facilitate affordable housing options and a range of housing forms?

- Affordable geared to income housing and assisted living or independent living for individuals living on basic income
- A by-law that requires a number of rent geared to income units from developers when a new subdivision is built
- Support building a range of housing options like townhouses, apartments, tiny homes, homestead, and cottages
- Do not support low income housing
- Provide incentives and reduced taxes to developers
- Partner with organizations such as Indwell
- Look at alternatives such as tiny homes, granny suites, shipping containers, trailers
- Keep taxes and permit costs low
- Lower the water and sewage rates
- Make the footprint small and the buildings green
- No foreign investing which drives up prices
- Direct growth upwards instead of outwards
- Raise taxes considerably on homes that exceed a specified square footage
- Tax incentives for smaller homes and apartment condos
- Promote new jobs
- Create safe spaces for all ages and abilities
- Create green spaces of new developments
- Help with costs of severing land for small developments
- Set clear guidelines for short term rentals

Is there anything else you would like to add about planning in West Elgin or this survey?



If yes to above, please provide details below.

- Would love to see the TransCanada trail through West Elgin actually be a trail. Our section follows the road, which is not pleasant for local users, and keeps others away from our communities
- Reduce water and sewage rates
- The marina gets overlooked and is the center of West Elgin tourism, make it more attractive to boaters and non-boaters
- Approve the building of gas station and car wash
- When adding new housing ensure that the products and services are available as well as full public access to schooling and support programs
- Allow backyard chickens
- Preserve farmlands
- Support housing and services for seniors
- Support affordable housing for families
- Provide recreational activities and facilities like public swimming pools

- Consider cost and benefit of servicing infrastructure by having most of our residential development in settlement areas for now and in the future
- Look into better stormwater management practices especially for the West Lorne area
- Provide public consultation and meetings