



# Middlesex Centre Official Plan Review Policy Directions & Recommendations Report

June 2021

FINAL



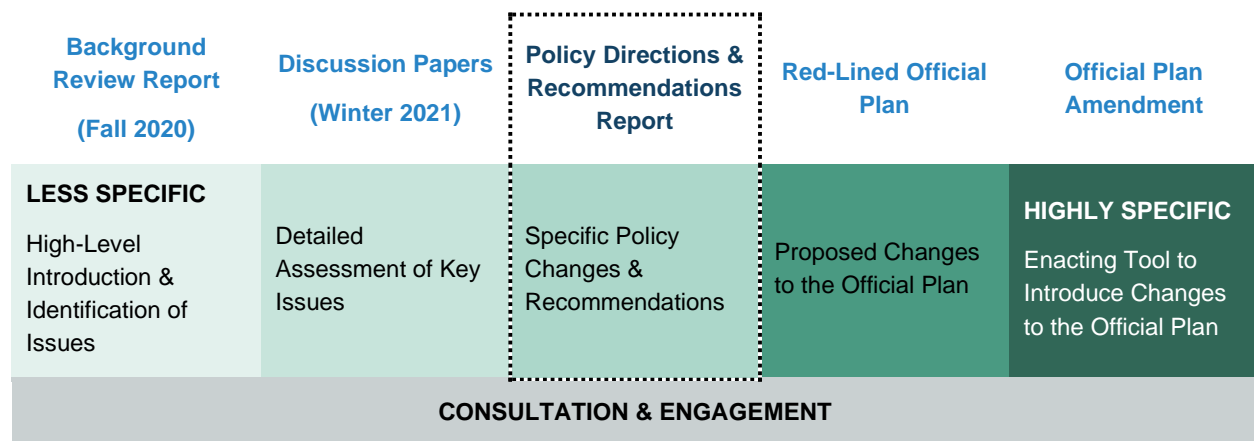


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# EXECUTIVE SUMMARY

The Municipality of Middlesex Centre commenced a review of its Official Plan in early Summer 2020. The primary purpose of this Official Plan Review is to ensure consistency and conformity with applicable Provincial and County of Middlesex policies and legislation. Since launching the project, a high-level Background Report and five detailed Discussion Papers have been prepared to identify gaps, issues, and opportunities which serve as the basis for updating the Official Plan. Throughout the project, several consultation opportunities have been held with members of the public, Municipal Council, staff, and stakeholders. The figure below depicts the iterative nature of the various technical components of this Official Plan Review, which have been underscored by consultation and engagement.



The purpose of this Policy Directions & Recommendations Report is to build upon the work completed to-date through the Background Review Report and the 5 Discussion Papers. It provides recommendations on various policy matters, as well as guidance and justification for changes to policy, land use designations and mapping – informed by updated planning frameworks in place and issues identified through consultation with Council, stakeholders, and the public.

This Report summarizes the key issues and recommended directions related to growth management, infrastructure, natural heritage and hazards, general policy, and economic diversification.

A table of Preliminary Policy Recommendations is provided, identifying each policy to be updated, the relevant key issue, recommended policy direction and basis for the recommendation, such as consistency with the PPS, or input from the public.

The next steps in the Middlesex Centre Official Plan Review include the preparation of a Red-lined Official Plan which shows the specific changes proposed to the Official Plan. Concurrently, a Draft Official Plan Amendment will be prepared which will be subject to further consultation and will enact changes to the Official Plan once adopted by Council.

# 1 INTRODUCTION

The Municipality of Middlesex Centre (the “Municipality”) is undertaking a review and update of its Official Plan. The current Middlesex Centre Official Plan was adopted in 2000 and approved with modifications in 2002. It has been amended 52 times in subsequent years, with the last comprehensive review and major policy update completed in 2011. Since then, there have been several planning framework changes at the Provincial and County level that need to be addressed. A core objective of this Official Plan Review is to conform to be consistent with and conform to Provincial and County policies.

An Official Plan is a long-term planning policy document that guides growth, development, and overall use of land within the Municipality. It also establishes the goals, objectives, and land use policies to ensure that the future needs of the Municipality and its community are met.

The updated Official Plan will reflect a new vision for Middlesex Centre and address emerging issues, as identified and developed with the community. It is not the intent of the OPR to consider requests for site-specific amendments to the Municipality’s Official Plan, since each request would need to be assessed on its individual merits – a process that can typically take several months. Through the OPR process it may be determined that there is a need to expand settlement areas, in which case the most appropriate locations for expansions will be assessed and addressed as part of the update.

In accordance with the Planning Act, all updates to the Official Plan must be consistent with the Provincial Policy Statement in effect at the time of adoption. This report represents the policies in effect at the time of its writing and may be supplemented with update memos at later dates.

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## 1.1 STUDY WORK PROGRAM

The Official Plan Review is being undertaken in four phases, as follows:



### Phase 1

Project Initiation



### Phase 2

Background  
Reports & Studies



### Phase 3

Directions &  
Recommendations  
Report

**WE ARE HERE**



### Phase 4

Official Plan  
Amendment(s)

Figure 1 - Official Plan Review Project Phases



- **Phase 1 – Project Initiation:** included the preparation of a Consultation and Community Engagement Strategy and launching the OPR. The project was formally initiated through a Special Meeting of Council on August 12, 2020 to receive comments on the issues to be addressed.
- **Phase 2 – Background Reports & Studies:** involved the preparation of a Background Review Report to outline the key documents to be considered through the OPR. Consultation was organized with the community through a visioning workshop and survey, and with Council through a workshop. Building on the Background Review Report, a series of 5 Discussion Papers was prepared to assess key issues in further detail and to serve as the basis for work in Phase 3.
- **Phase 3 – Directions & Recommendations Report:** includes the development of this Policy Directions & Recommendations Report. A Public Open House will be held to present the findings of this report and consultation will occur with stakeholders. This Phase will conclude with a red-lined Official Plan to show updates the OP.
- **Phase 4 – Official Plan Amendment(s):** will include the preparation of final Draft Official Plan Amendment(s) to be considered at a Statutory Public Meeting with Council, and subsequent adoption by Council. The adopted Official Plan Amendment(s) will then be forwarded to the County for final approval.

Throughout the four phases of the OPR, there have been and will continue to be numerous opportunities for public and stakeholder consultation through a series of workshops, surveys, and virtual open houses. Prior to the adoption of the Official Plan Amendment(s), a Statutory Public Open House and Statutory Public Meeting will be held before Municipal Council to present and seek input on the recommended changes.

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## 1.2 PURPOSE OF THIS REPORT

The purpose of this Policy Directions & Recommendations Report is to build upon the work completed to-date through the Background Report and the 5 Discussion Papers. It provides recommendations on various policy matters, as well as guidance and justification for changes to policy, land use designations and mapping – informed by updated planning frameworks in place and issues identified through consultation with Council, stakeholders, and the public. This Report will serve as the basis and rationale for preparing the red-lined Official Plan and draft Official Plan Amendment(s) and will be presented to the public and stakeholders for input and feedback once completed in draft.

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## 1.3 BASIS FOR RECOMMENDATIONS

The Planning Act requires municipalities to ensure that their Official Plan has regard for matters of Provincial interest, set out in Section 2 of the Act, and is consistent with the Provincial Policy Statement (PPS). The PPS was updated in 2020 and provides direction on matters of Provincial interest related to land use planning and development. The recommendations contained within

this report are intended to ensure the Municipality of Middlesex Centre OP is consistent with the PPS.

Section 27 of the Planning Act requires lower-tier municipalities, such as Middlesex Centre, to amend their OP to conform to the upper-tier OP, in this case the Middlesex County OP. Additional updates are also required to ensure the OP addresses other legislation and changing conditions within the Municipality.

Throughout this process, it will be important to strike a balance between all obligations under the Planning Act and the priorities and values of the community as identified through consultation. Input from the public, stakeholders, and Municipal staff and Council have identified issues to be addressed through the OPR and will help inform policy direction where the Municipality has more flexibility to achieve desired outcomes.

The following principles should be followed to guide the development of new and updated policies within the OP:

- Policies should be written in a manner that is not overly prescriptive and that provides appropriate flexibility, unless there is a need for specific, enforceable policy. This will also help minimize the need for future potential amendments.
- Throughout the document, cross references (e.g., to other sections) will be avoided where possible to improve readability of the OP and to ensure the OP is read in whole.
- A consistent writing style should be followed throughout the document. This style should use plain language wherever possible and avoid the use of passive language (e.g., “the Official Plan encourages complete communities”, versus, “complete communities will be encouraged by the Official Plan”) to ensure the intent of policy is clearly articulated and can be easily interpreted.

Overall, the updated Middlesex Centre Official Plan will satisfy the Provincial and County requirements and will reflect the goals and aspirations of the community to guide growth and development across the planning horizon.

## 2 KEY ISSUES AND POLICY DIRECTIONS

This section summarizes the key issues that have been identified through the Background Report and subsequent Discussion Papers, as well as consultation with Municipal staff & council, the community, and stakeholders. Section 2.1 provides a summary of each issue and the policy context which will guide appropriate resolution(s) to the issue. Section 2.2 builds on this summary and outlines policy directions and changes for the various sections of the Official Plan to address the issues.

Each issue in Section 2.2. will identify how the current Official Plan approaches the issues, where Provincial policy or legislation and/or the County Official Plan provides specific direction on the matter, and how the Municipality's policies may be amended to better reflect this direction or the current priorities for Middlesex Centre.

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### 2.1 SUMMARY OF KEY ISSUES

A total of 5 Discussion Papers were prepared in Phase 2 of the OPR which cover a range of topics including: growth management, natural heritage & hazards, general policy, infrastructure, and economic diversification. These Discussion Papers identified several issues and themes to be addressed or reflected in the updated OP.

The following summarizes the key issues as identified in each of the Discussion Papers.

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#### 2.1.1 GROWTH MANAGEMENT

##### **GROWTH MANAGEMENT & SUSTAINABLE GROWTH**

Updates to growth projections and policies in the OP will be required to reflect the County's growth management work and Municipality's population and housing forecasts to 2046. By 2046, Middlesex Centre is expected to be home to 35,500 residents and include 12,750 households across the Municipality.

By 2046, 16% of housing growth in Middlesex Centre will be high-density housing (i.e., apartments) and 20% will be medium density housing (i.e., townhouses and units in a duplex). Komoka-Kilworth will continue to be the primary settlement area experiencing growth and is expected to grow from 6,100 residents in 2021 to 15,800 residents in 2046.

To build strong, sustainable and resilient communities in Middlesex Centre, a balanced approach to growth and development must be achieved. In the new Strategic Plan, "Balanced Growth" and "Sustainable Infrastructure and Services" are two of the five themes identified.

## **SETTLEMENT AREA EXPANSIONS / LOCAL COMPREHENSIVE REVIEW**

The revised Provincial Policy Statement (2020) now permits settlement area adjustments outside of a Comprehensive Review. The Official Plan should address this with policy that provides criteria for the acceptance of such proposals. The findings of the Land Needs Assessment regarding residential and employment land needs and population allocation across the Municipality should be integrated accordingly.

## **INTENSIFICATION**

To achieve the intensification targets currently set out in the Municipality's OP, and to accommodate future housing needs across a growing, aging and diversifying population base, a greater proportion of Middlesex Centre's existing and future population will need to be accommodated through medium and high-density households and other purpose-built rental housing options. Medium and high-density development within the context of Middlesex Centre would typically refer to townhouse units, triplexes, fourplexes, stacked townhouse units, and mid-rise apartment buildings.

The feasibility of new housing forms across Middlesex Centre's existing neighbourhoods may also need to be further examined against current zoning permissions for residential development. To facilitate this shift towards more compact high-density urban development, Middlesex Centre may need to consider the use of planning and/or financial tools, as well as other policies that address the implementation of the Municipality's long-term vision.

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### **2.1.2 INFRASTRUCTURE**

#### **SERVICING HIERARCHY & CAPACITY**

The servicing hierarchy of the Official Plan needs to be reviewed in relation to the current and future municipal servicing scheme and provide further clarification on the servicing requirements associated with the different settlement areas in Middlesex Centre. The servicing hierarchy should be updated for consistency with that of the Provincial Policy Statement and the County Official Plan, particularly as they relate to opportunities for communal servicing.

#### **STORMWATER MANAGEMENT**

The Official Plan will incorporate policies which direct growth and multi-lot development to fully serviced areas of Middlesex Centre. The OPR will consider the introduction of stormwater management (SWM) policies which apply on a Municipal-wide basis to address the impacts of development on stormwater runoff, water quality (contaminant loads), erosion and sedimentation, and environmental features.

The OP should be updated to reflect the integration of stormwater management with planning for water and wastewater servicing in accordance with the PPS. The policies of the Komoka-Kilworth Secondary Plan may serve as a basis for these policy updates through the OPR. The OPR should also consider opportunities to mitigate against climate change events through innovative green infrastructure and low impact development to respond to more intense and frequent storms.



## **ACTIVE TRANSPORTATION & TRAILS**

The Municipality's OP addresses cycling through several sections across the OP. There is an opportunity to review these policies and mapping against the County Cycling Strategy and its proposed routes to best support its implementation. Given that the Official Plan was recently brought into alignment with the recommendations of the Trails Master Plan through OPA 39, it is not anticipated that significant changes will be made to these policies or schedules through the OPR.

One additional opportunity for the Municipality's OP is the inclusion of a paved shoulder policy which directs the Municipality to consider adding a paved or gravel shoulder along key Municipal roads identified in the County's Cycling Strategy. Through the Municipality's capital works program and ongoing road reconstruction / rehabilitation program, the OP should encourage this opportunity to support the implementation of both urban and rural cycling routes. This potential can be considered in accordance with the Cycling Strategy and Trails Master Plan to fill missed connections, between both on-road facilities (e.g., multi-use paths, bike lanes) and off-road facilities (e.g., trails). There is also an opportunity to reflect Municipal Council's commitment to Vision Zero which seeks to eliminate traffic deaths and injuries caused by vehicular collisions while increasing safe, healthy equitable mobility for all.

## **ROADS & HIGHWAYS**

Potential updates to the transportation system policies and hierarchy will be considered, including potential updates to the Komoka-Kilworth Secondary Plan to reflect the recommendations for the re-alignment of Coldstream Road through the Glendon Drive Environmental Assessment.

## **TRANSIT**

The OP should reflect the Municipality's desire to introduce local transit services in the future, through transit-supportive development policies – such as supporting walkable communities and transit-supportive densities in key locations. To-date, the Inter-Community Transit Service connects Middlesex Centre to Strathroy, London, and Sarnia, providing a regional transit service to these communities.

## **ALTERNATIVE ENERGY SYSTEMS**

Given the recent changes enacted through Bill 34, there is now an opportunity for the Municipality to consider policy and zoning regulations relating to the development of renewable energy projects including renewable energy uses and accessory structures. Considerations relating to alternative energy systems can include siting considerations, community energy needs, community acceptance of a given project and Province-wide energy needs.

### 2.1.3 NATURAL HERITAGE AND HAZARDS

#### NATURAL HERITAGE POLICIES & NATURAL HERITAGE SYSTEMS

Updates to the natural heritage policies of the OP are required to ensure consistency with the PPS, 2020, and to reflect recent natural heritage feature and system mapping in the Middlesex Natural Heritage System Study. It is recommended that the OP adopt a systems-based approach regarding Natural Heritage to protect specific features and the connecting linkages / features that facilitate an ecologically healthy environment. The agricultural land policies of the OP should be reviewed in relation to agricultural uses adjacent to natural heritage features to address instances where these uses intersect.

#### NATURAL HAZARD LANDS

The mapped boundaries of the existing floodplains and flood prone areas as delineated by the Conservation Authorities should be confirmed against the existing natural hazard mapping. A general review and update of natural hazard policies may be required to update the policy framework within flood prone areas and the long-term protection of infrastructure

#### SOURCE PROTECTION PLANS

The Source Water Protection policies of the Municipality's OP were introduced in April 2019 and therefore remain relevant for the purposes of the OPR. However, the County will be updating Source Water Protection policies through its ongoing MCR. The directions and outcomes should be considered through the OPR when available to ensure compliance with the Clean Water Act.

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### 2.1.4 GENERAL POLICY

#### AFFORDABLE HOUSING & HOUSING DIVERSIFICATION

Although the stock of housing in Middlesex Centre continues to grow, affordability for local residents remains a significant challenge due to housing price appreciation and rising housing accommodation costs, which are increasing at a faster rate relative to household incomes. Middlesex Centre will need to consider new policies as well as planning and other incentives (e.g., community improvement plans, inclusionary zoning) that can assist in creating a broader range of affordable housing options for its residents.

Updates to the OP are also required to include policies for the accommodation of additional residential units under the Planning Act. Through public and stakeholder engagement it has been identified that there is a strong need and desire to increase the diversity of housing options throughout the Municipality. This can be achieved by permitting new built forms such as secondary suites, smaller homes such as townhouses and apartments, and the potential for medium density developments in settlement areas. Non-traditional housing forms such as tiny homes, may also be considered in the OP. The OP should encourage forms of housing that are attainable for younger families and the aging population.

## **AGRICULTURE-RELATED AND ON-FARM DIVERSIFIED USES**

Section 2.0 of the Municipality’s current Official Plan contains policies for Agricultural Areas. The agricultural land base represents one of the Municipality’s most significant economic and community assets, with the majority of the Municipality considered prime agricultural land. Provincial policy and guidelines relating to agriculture-related and on-farm diversified uses have evolved since the Municipality’s current Official Plan was prepared. The OPR presents an opportunity to update policy to expand opportunities and promote economic diversification of agricultural and farming practices. The Province’s “Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas” (2016), provides guidance on the types of uses that should be permitted on prime agricultural land, and which should be restricted. For example, agri-tourism uses may be encouraged, whereas permanent wedding and event venues should be restricted. The OP may provide policies specific to certain uses and a clear process for the consideration of other uses.

## **SURPLUS FARM RESIDENCE SEVERANCES**

The severance of surplus farm residences to facilitate farm consolidation is permitted by the PPS, 2020 and the Municipal Official Plan, however there is an opportunity to provide greater direction and clarity relating to how these applications should be evaluated. For example:

- Clarification around ‘home farm’ and ‘farm operation’;
- A definition of what is considered “consolidation” to clarify that farmland is not required to be contiguous to be consolidated;
- The establishment of an appropriate minimum lot size, or criteria for determining the appropriate lot size for the resulting parcels; and
- Requirements for certain information to be provided as part of a complete application such as proof that the surplus dwelling is habitable.

## **VILLAGE VITALITY**

Middlesex Centre’s village centres are among the most highly valued assets identified by residents and businesses. A number of preliminary opportunities have been identified during the SPR and OPR process for consideration by the Municipality, including:

- Enhancement of the area of Komoka and Kilworth by increasing pedestrian safety and walkability, and seeking opportunities to animate and improve the main street;
- Celebrate the historic and cultural identity of the villages, through initiatives such as beautification of the public realm; and
- Promote additional incentives to further the community improvement of Ilderton.

Section 5.3 of the Municipality’s current Official Plan contains policies for Village Centres. Opportunities to expand these policies and leverage key tools such as Community Improvement Plans, should be encouraged and considered as part of the OPR.

## **PARKS & RECREATION**

There is an opportunity to reflect the Municipality’s Community Services Master Plan within the OP and ensure that parkland is being addressed across the Municipality.

## COMPLETE COMMUNITIES

A common theme heard from members of the public and stakeholders was the need to develop complete communities in Middlesex Centre. Complete communities are places where work, home, leisure, and shopping needs are easily accessible and in close proximity to each other. The OP can consider policies which support a mix of land uses within proximity to each other, such as small-scale neighbourhood commercial uses, mixed-use development, and a range of housing typologies to help achieve complete communities. This can also be supported with the expansion of policies related to Secondary Plans. Secondary Plans may be required for the development or redevelopment of large areas of the Municipality where more detailed, area-specific policies may be necessary to ensure the orderly development of the area.

## IMPLEMENTATION AND INTERPRETATION

In recent years, there have been several changes to the Planning Act and other provincial regulations that require consideration through the OPR in terms of implementing the OP. These requirements include matters such as consultation requirements, review periods, and appeals.

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### 2.1.5 ECONOMIC DIVERSIFICATION

#### DIVERSIFICATION OF THE LOCAL ECONOMY

Diversification of the local economy is a priority that has been identified by the Municipality as well as raised in public engagement sessions for the Strategic Plan Review and OPR projects. Some of the opportunities identified include:

- “Vibrant Local Economy” is identified as one of the five themes identified in the Strategic Plan. Findings from the Strategic Plan will be reviewed and considered in the draft Directions and Recommendations Report;
- Middlesex County’s Economic Development Strategic Plan (“EDSP”) will be finalized in December 2020. Findings from the EDSP will be reviewed and considered in the draft Directions and Recommendations Report;
- Promote new and expanding commercial and industrial businesses in the settlement areas as well as strategic locations and corridors (i.e. access to 400-series highways);
- Support a transportation network that links communities throughout the County together and to the major centers;
- To attract new economic ventures and opportunities throughout the hamlets that serve land support local residents;
- Increased support for entrepreneurs, local businesses and farm-based small businesses; and
- Promotion of the local economy and tourism should also be leveraged through expanded opportunities such as farm gate sales.

#### EMPLOYMENT AREAS

Long-term employment forecasts help the Municipality accommodate growth and manage change. They are integral to ensuring long-term financial, socio-economic, and environmental

sustainability of Middlesex Centre. It is important to designate and preserve employment areas to reflect local employment needs and to ensure sufficient infrastructure is available. Within the context of this discussion, employment land areas are generally designated industrial, business park, employment corridor or other similar land use designation and typically accommodate jobs such as manufacturing, warehousing, office, and associated retail and ancillary facilities.

The Land Needs Assessment, prepared by Watson & Associates, has found that to meet the residential and employment demand from 2021 to 2046, the following lands are required:

- 124 hectares of designated employment land
- 255 hectares of designated residential land

Based on an analysis of the current supply, there is deficit of both employment and residential lands in Middlesex Centre. To help balance these deficits, the Land Needs Assessment recommends the conversion of some existing vacant employment areas in Ilderton and Komoka-Kilworth to non-employment uses and the identification of a new employment area north of the Highway 402 corridor, south of Delaware.

### **EMPLOYMENT LAND CONVERSION**

An employment land conversion is required to permit non-employment uses in a designated employment area. If not carefully evaluated, an employment land conversion can potentially lead to negative impacts on Middlesex Centre's economy, including an imbalance between population and employment and the reduction of the Municipality's employment land supply.

A series of criteria have been developed to evaluate conversion requests based on provincial requirements of the Provincial Policy Statement, 2020 and locally specific considerations. The intention of the localized criteria is to provide additional direction at the site-specific level. This allows for local planning and real estate market considerations such as land use compatibility, local planning policy, physical conditions and marketability to also be addressed in reviewing Employment Area to be considered for conversion to a non-employment use.

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## **2.2 PRELIMINARY POLICY DIRECTIONS & RECOMMENDATIONS**

This section will provide a more detailed overview of how the key issues may be addressed through the Official Plan Review. The following table is organized by section of the current Middlesex Centre Official Plan and shows the existing policy content, recommended changes and the basis for the recommended change.

The preliminary policy directions will be refined through subsequent consultation and will inform the red-lined Official Plan in the next stage of work. In addition to the changes recommended below, the red-lined Official Plan may include other minor or contextual changes not identified here.



Table 1 - Preliminary Policy Recommendations

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
<b>Section 1.0 – Introduction and Planning Approach</b>				
1.3 – Planning Horizon	Growth Management	This section establishes the 20-year planning horizon from 2011 to 2031.	The planning horizon will be updated to reflect the 2021-2046 planning horizon established in the Growth Management Forecast prepared through the OPR. The OP is required to conform to the update planning frameworks that are in place.	<p><b>PPS, 2020</b> – Section 1.1.2 requires municipalities to ensure sufficient land is made available to accommodate a range of land uses to meet projected needs over a 25-year planning horizon.</p> <p><b>County Official Plan</b> – Section 1.6 currently establishes a planning horizon to 2026. The County MCR will update this to 2046.</p> <p><b>Middlesex Centre Growth Forecast</b> – This document forecasts population and housing growth to the year 2046.</p>
1.6 – Municipal Mission Statement	Vision	This section presents the Mission Statement for the then newly amalgamated Municipality of Middlesex Centre.	The Municipal Mission Statement should be updated to reflect input received through the Vision Workshop held in the Fall of 2020, as well as the outcomes of the new 2021-2026 Middlesex Centre Strategic Plan.	A workshop was held with members of the public, Council, and key stakeholders to help shape the vision for the Municipality’s updated OP. The newly adopted Strategic Plan contains a vision, mission, values, and priorities.
1.7 – Municipal General Principles: Traditional Town and Country Planning in Middlesex Centre	Vision	This section outlines a series of 21 principles to achieve the broad concept of ‘town and country’ planning in Middlesex Centre.	<p>Upon completion of the Municipality’s new Strategic Plan (January 2021) it may be desirable to revise this text to reflect the findings of the consulting team’s work and the text of the new Strategic Plan.</p> <p>The planning objectives and strategies should be updated to be reflect the PPS, 2020 and the County Official Plan, as well as to reflect other changes to the OP as recommended below. This should include references to climate change, green infrastructure, consultation with Indigenous communities, economic diversification and other issues.</p>	<p><b>PPS, 2020</b> – Changes to the PPS have introduced new concepts and policies which relate the following themes:</p> <ul style="list-style-type: none"> <li>• Explicit consideration and planning for the impacts of climate change (3.1.3)</li> <li>• Promotion of green infrastructure (1.6)</li> <li>• Better integration of the interests of Aboriginal people and communities, such as protection of cultural and archaeological interests and improved engagement practices (2.6.4 – 2.6.5)</li> <li>• New requirements for prime agricultural areas and further diversification of agricultural areas (2.3.3)</li> </ul> <p><b>Middlesex Centre Strategic Plan</b> – The Strategic Plan focuses on five themes with specific initiatives and goals associated with each theme, which will be implemented over a 5-year duration. The Strategic Plan was developed in consultation with members of Council, municipal staff, community groups and associations, and the public.</p>

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
1.8 – Major Land Use Concept	Growth Management / General Update	<p>This section establishes and characterizes the planned Municipal structure for Middlesex Centre. The predominant land use is intended to be agricultural and related uses. The structure of settlement areas aligns with the following hierarchy:</p> <ul style="list-style-type: none"> <li>• Urban Settlement Areas</li> <li>• Community Settlement Areas</li> <li>• Hamlets</li> </ul>	<p>The boundaries and hierarchy of settlement areas need to conform to the County’s OP. The Municipality’s settlement hierarchy aligns with that established in the County’s OP. Minor changes or elaborations may be required to update schedule references and to ensure that the Municipality’s land use concept reflects other changes as identified in this Report. The characterizations of the land use concept should be updated with contemporary terminology and concepts.</p> <p><b>Note: Any changes to the Municipality’s settlement hierarchy will be confirmed with input from Watson and Associates through subsequent phases of the OPR.</b></p>	<p><b>PPS, 2020</b> – Requires that local municipalities define the limits of settlement areas in their Official Plans.</p> <p><b>County Official Plan</b> – Section 2.3.2 of the County OP establishes the County’s growth management hierarchy, as follows:</p> <ul style="list-style-type: none"> <li>• Urban Areas</li> <li>• Community Areas</li> <li>• Hamlet Areas</li> </ul> <p>Schedule A – Land Use of the County OP identifies Ilderton, Arva, Komoka, Kilworth, and Delaware as Settlement Areas (Urban &amp; Community) within Middlesex Centre.</p>
<b>Section 2.0 – Policies for Agricultural Areas</b>				
Section 2.1 – General Agricultural Goals	Agriculture-Related and On-Farm Diversified Uses	This section sets out the goals for lands within the Agriculture designation.	<p>Add a goal to protect and promote the agricultural character and economy of the Municipality, referring to On-Farm Diversified Uses and Agriculture-Related Uses.</p> <p>(e.g., To promote and encourage a wide range and scale of on-farm diversified uses and businesses, in accordance with provincial guidelines, which provide the opportunity for farm operators to earn a supplementary income in a manner that minimizes the use of prime agricultural lands)</p>	<b>PPS, 2020</b> – Permitted uses on Prime Agricultural Lands include On-Farm Diversified Uses and Agriculture-Related Uses.
Section 2.3 – Permitted Uses in Agricultural Areas	Agriculture-Related and On-Farm Diversified Uses	<p>Agricultural areas are intended to be used predominantly for agriculture and agriculture related uses. This includes all forms of farming, including the principal farm dwelling, related buildings and structures, practices and uses of land.</p> <p>Other permitted uses in agricultural areas include the following:</p> <ul style="list-style-type: none"> <li>• Commercial or industrial activities directly related to agriculture and required in close proximity to associated farming operations, or “value-added” agriculturally related uses as defined in Section 12.0.</li> </ul>	<p>Add Agriculture-Related Uses and On-Farm Diversified Uses to the list of permitted uses and cross reference the relevant sections of the Official Plan that address these.</p> <p>“Commercial or industrial activities” and “retail sale of farm produce” can be consolidated as “Agriculture-Related Uses” and addressed in more detail in Section 2.4.</p>	<p><b>PPS 2020</b> – Section 2.3.3 of the PPS outlines permitted uses for prime agricultural uses, which include agricultural uses, agriculture-related uses, and on-farm diversified uses. Municipal planning documents are permitted to establish criteria for agriculture-related and on-farm diversified uses.</p> <p><b>Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas</b> – Serves as the guide to assist in interpreting the Provincial Policy Statement (PPS) and outlines the range of uses that are allowed in prime agricultural areas.</p>

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
		<ul style="list-style-type: none"> <li>• Retail sale of farm produce produced on individual properties or communally among neighbouring farms. Such communal operations should not be of a size, scale or nature likely to negatively affect the rural character of the area in question. Size and scale will be further regulated in the Municipality’s zoning by-law.</li> <li>• Forestry and woodlots.</li> <li>• Bed and Breakfast Establishments.</li> <li>• Home Occupations.</li> <li>• Natural areas and conservation uses.</li> <li>• Residence Surplus to a Farming Operation.</li> <li>• Small scale public and private passive recreation areas, subject to site specific zoning.</li> <li>• Commercial Wind Energy Generation Systems (CWEGS) subject to site specific Zoning By-law Amendment.</li> </ul>		
Section 2.4 – Agriculturally Related Commercial and Industrial Development	Agriculture-Related and On-Farm Diversified Uses	<p>Agriculturally Related Commercial and Industrial Development is permitted through a site-specific zoning by-law amendment, subject to certain criteria, including:</p> <ul style="list-style-type: none"> <li>• Minimized loss of productive farmland</li> <li>• “dry” industry only</li> <li>• Access from a year-round public road</li> <li>• Site plan approval</li> <li>• Lot creation for the use is subject to Section 10.3</li> <li>• Compliance with MDS</li> <li>• Compatibility with adjacent sensitive land uses</li> </ul>	<p>Agri-tourism uses should be directly addressed to avoid land use conflicts and the conversion of farm properties to non-agricultural uses.</p> <p>Clear direction regarding Agriculture-Related Uses and On-Farm Diversified Uses will help facilitate the establishment of new sources of income for farmers. This may include specific policies for particular classes of Agriculture-Related and On-Farm Diversified uses, and direction on how to zone for these uses.</p> <p>The current policies may be more restrictive than contemplated by the province. Align the policies surrounding Agriculture-Related Uses with the recommendations of the OMAFRA Guidelines on Permitted Uses. Consider adding policy to establish criteria to determine if a proposed use should be considered Agriculture-related.</p> <p>Some agriculturally related commercial uses described in the current policies would be more appropriately described as</p>	<p><b>Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas</b> – Section 2.2 of the Guidelines addresses Agriculture-Related uses. Criteria includes:</p> <ul style="list-style-type: none"> <li>• Farm-related – e.g., farm supply co-ops, farmers’ markets and retailers of value-added products like wine or cider made from produce grown in the area, abattoirs, feed mills, grain dryers, cold/dry storage facilities, fertilizer storage and distribution facilities, food and beverage processors (e.g., wineries and cheese factories) and agricultural biomass pelletizers</li> <li>• Compatible with surrounding agricultural uses</li> <li>• Directly related to farm operations in the area</li> <li>• Supports agriculture</li> <li>• Benefits from being in close proximity to farm operations</li> </ul>

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
			On-Farm Diversified uses and should be moved to that section of the OP.	
<b>NEW</b> Section 2.5 – On-Farm Diversified Uses	Agriculture-Related and On-Farm Diversified Uses	N/A – New Section	<p>A new section to provide policies for On-Farm Diversified Uses should be added. This can provide clear criteria regarding agri-tourism uses such as the appropriate scale of event venues (e.g., wedding venues).</p> <p>The OP should also set out a series of considerations to ensure that on-farm diversified uses remain secondary to the principal farm use, including the amount of land devoted to diversification, the size of buildings, and the extent of retail sales which can occur as a component of diversification.</p>	<p><b>PPS, 2020</b> – Section 2.3.3 requires that on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.</p> <p><b>Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas</b> – The Guidelines are clear that large-scale or repeated events with permanent structures (e.g., wedding event venues) are not considered on-farm diversified uses, however, farm event venues (e.g., plowing match, agricultural displays) are contemplated as on-farm diversified agri-tourism uses.</p> <p><b>Economic Diversification Discussion Paper</b> – The discussion paper recommends a focus on tourism to attract and provide visitors with a value-added tourism experience.</p>
Section 2.6 – Severance Policies in Agricultural Areas	Surplus Farm Severances	This policy prohibits severances within the Agricultural area, except in certain conditions outlined in Section 10.3.	No change recommended.	See Policy 10.3.2.1 of the Official Plan.
<b>Section 3.0 – Policies for Natural Areas and Natural Hazard Areas</b>				
Section 3.1 – Natural Area and Natural Hazard Goals	Natural Heritage and Hazards	This section establishes a series of goals that apply to the Municipality’s natural system is shown on Schedule A, B, and C.	Based on the completed Middlesex Natural Heritage System Study (MNHSS), the current mapping on Schedule A and B will be reviewed and confirmed against updated mapping. It is also recommended that the goals be updated to reflect the roll of the natural heritage system protections in responding to climate change.	<b>MNHSS</b> - Used the most current information from the Ministry of Natural Resources to identify areas that met the PPS definition of “significant” and mapped the Natural Heritage System (NHS) for Middlesex County and the City of London.
Section 3.2 – Municipal Natural Area and Natural Hazard Policies	Natural Heritage and Hazards	This section describes the Official Plan’s approach to the Natural Heritage System and Features within the Municipality.	<p>Additional policies to be added should include:</p> <ul style="list-style-type: none"> <li>Protect the NHS from impacts of public infrastructure projects wherever possible, primarily limited to crossings (i.e., gas line, electricity lines, etc.). Infrastructure may be permitted within the natural</li> </ul>	<b>PPS, 2020</b> – Section 4.5 of the PPS requires that official plans identify Provincial interests and set out appropriate land use designations and policies, and to evaluate the significance of some natural features or other resources.

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			<p>heritage system provided impacts are minimized and sensitive features are avoided to the extent possible.</p> <ul style="list-style-type: none"> <li>• Policy may require monitoring of the ecological health of the natural heritage system.</li> <li>• Policy should ensure the integration of natural heritage systems planning at multiple levels: regional, watershed, sub-watershed and/or secondary plan level.</li> <li>• Terminology, such as DAR/EIS and Natural System/Natural Heritage System, should be standardized for consistency with the PPS.</li> </ul>	
Section 3.3 – Natural Environment Areas Designation	Natural Heritage and Hazards	Prohibits development and site alteration within the Natural Environment Areas designation, which includes Wetlands, Significant Habitat of Endangered and Threatened Species and Floodplains and flood prone areas, except in accordance with Section 3.5 of the OP.	This section could be clarified.	<b>Note: Discussions with the Municipality will occur to determine if there have been challenges in implementing these policies.</b>
Section 3.4 – Greenland Features Overlay	Natural Heritage and Hazards	<p>This section provides policy direction for the overlay shown on Schedule B of the Official Plan. The overlay identifies features which may trigger a “Development Assessment Report”</p> <p>Figure 1 adjacent lands distances to specific natural heritage features and indicates whether development or site alternation may be permitted within a feature.</p>	<p>Significant valleylands should be identified / included on Schedule C as part of the Greenland Features Overlay to ensure implementation of policy 3.1(f) and 3.4 of the OP.</p> <p>The Middlesex Centre OP can consider establishing policy protections for Significant Wildlife Habitat as detailed mapping becomes available.</p> <p>The OP should define significant wildlife habitat to aid in the implementation of Section 3.4.</p> <p>The MNHSS does not include fish habitat, as this feature is mapped by the Federal Department of Fisheries and Oceans (DFO). Fish habitat is not explicitly mapped on the land use schedules in either the County or Municipal OP. Therefore, the OP should be updated to identify fish habitat as this information becomes available, including updates to the mapping of the NHS. The OP should consider policy protections for these features as details become available.</p> <p>The Middlesex Centre OP prohibits development within significant habitats of threatened or endanger species which are a component of the Natural Environment Areas designation and reiterates the County’s requirements for a</p>	<p><b>PPS, 2020</b> – Specifies areas where development and site alteration are prohibited and areas where negative impacts must be avoided or mitigated</p> <p><b>MNHSS</b> – Recommends that official plan policies be updated to encourage protecting the natural heritage system, in lieu of singular features. The MNHSS provides a strong basis to inform policy and mapping updates in the Middlesex Centre OP.</p>



Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
			<p>Development Assessment Report (DAR) within 50 m of the feature.</p> <p>The policies and definitions of the Municipality’s OP should be updated to reflect the 2020 PPS.</p> <ul style="list-style-type: none"> <li>• Consideration should be given to going above and beyond the PPS policy 2.1.3 that requires the identification of natural heritage systems. Specifically, the Municipality should consider affording policy protection for the natural heritage system features and linkages in addition to the existing protection provided to existing natural heritage features. This approach is similar to that used in the Komoka-Kilworth Secondary Plan.</li> <li>• Consideration should be given to introduce a policy which addresses and protects features, functions, and linkages not otherwise identified in the OP. This direction recognizes that the NHS is dynamic and that municipal resources for mapping these features may not be sufficient for capturing all information at the time of preparing the OP. This satisfies the PPS requirement that features should be protected regardless of OP mapping. Further studies and assessments may identify these features in greater detail, and it may be appropriate to introduce these boundaries by way of a future Official Plan Amendment.</li> </ul>	
Section 3.5 – Permitted Uses within Municipal Natural Environment Areas and Greenland Features	Natural Heritage and Hazards	Policies related to permitted uses within the Natural Environment Areas and Greenland Features.	The new OP should continue to offer protections to all significant woodlands. The MNHSS used a 4-hectare threshold to determine woodland significance, however, the OP may use the Natural Heritage Reference Manual’s tiered approach to size classification. Applying this size limitation may necessitate remapping of the Greenland Features on Schedule B and the Natural System on Schedule C.	<b>MNHSS</b> - Used a local approach to identify elements of the Natural Heritage System (NHS). This approach is in line with the policies of the PPS which permit the use of municipal approaches that achieve or exceed the same objectives of the PPS.
Section 3.6 – Floodplain Areas	Natural Heritage and Hazards	Schedule A of the Municipality’s OP designates Natural Environment Area lands where development is prohibited, including floodplains and flood prone areas mapped by the Conservation Authorities. Section 3.4 requires the completion of a DAR within 50 m of a	There is an opportunity to confirm the mapped boundaries of the existing floodplains and flood prone areas as delineated by the Conservation Authorities to ensure that the OP reflects the most updated features. It is expected that natural hazards	<b>County OP</b> – Section 2.3.11 of the Middlesex County Official Plan prohibits new buildings and structures in areas subject to the Conservation Authorities’ Fill, Construction and Alteration to Waterways Regulations.

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
		floodplain and / or flood prone areas to permit development with areas adjacent to the feature.	will continue to be mapped as a land use designation to regulate development (i.e., not within an overlay).	
Section 3.6.1 – Outside of Identified Settlement Areas	Natural Heritage and Hazards	Policies related to development within Floodplain Areas outside of Settlement Areas	Clarify to emphasize this applies to lands identified as Floodplain Areas outside the Settlement Areas. Reference the appropriate schedule of the Official Plan.	<b>PPS, 2020</b> – Conservation Authorities have been delegated responsibility by the Province to represent Provincial interests regarding natural hazards encompassed by Section 3.1 of the 2020 PPS under the <i>Conservation Authorities Act</i> .
Section 3.6.2 – Within Identified Settlement Areas	Natural Heritage and Hazards	Policies related to development within Floodplain Areas located within Settlement Areas.	Clarify to emphasize this applies to lands identifies as Floodplain Areas within Settlement Areas. Reference the appropriate schedule of the Official Plan.	<b>PPS, 2020</b> – Conservation Authorities have been delegated responsibility by the Province to represent Provincial interests regarding natural hazards encompassed by Section 3.1 of the 2020 PPS under the <i>Conservation Authorities Act</i> .
Section 3.8 – Development Assessment Reports (DAR)	Natural Heritage and Hazards	This section provide requirements for the completion of a DAR which may be required prior to the approval of development within, or adjacent to, natural heritage features or hazard lands.	Specific reference to setbacks, buffers or other potential mitigation measures should be made.	The current approach in the OP exceeds the minimum standard established by the PPS which may allow development or site alteration in accordance with Provincial and Federal Requirements.
<b>Section 4.0 – Policies for Aggregate and Petroleum Resource Areas</b>				
Section 4.1 – Aggregate and Petroleum Resource Goals	General Updates	This section sets out the goals related to extractive resource areas within the Municipality.	The relationship between resource extraction uses and agricultural uses should be clarified.  Any development standards or performance measures to be imposed on new Aggregate and Petroleum Resource applications should be addressed through the submission of a study required as part of a complete application.	See recommended changes to Complete Application requirements in Section 10 of the OP.
Section 4.11 – Gathering Lines and Works	Infrastructure	This policy notes that Council may allow consents that convey an interest in land, but do not create a separate parcel, where a portion of a property is being considered for centralized works for oil or natural gas.	This policy appears to conform with the policies of the PPS which discourage lot creation in prime agricultural areas, except to permit infrastructure where the facility or corridor cannot be accommodated using easements or rights-of-way.	<b>PPS, 2020</b> - Section 2.3.4.1 establishes policies to discourage lot creation in prime agricultural areas. Once exception to this is to permit infrastructure where the facility or corridor cannot be accommodated using easements or rights-of-way. Therefore, the onus is on the applicant to demonstrate that the use of an easement or right-of-way is not possible and provided the other requirements of the PPS have been addressed.
<b>Section 5.0 – Settlement Area Policies and Land Use Designations</b>				

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
Section 5.1 – Settlement Area Structure	Growth Management	<p>The purpose of this section is to:</p> <ul style="list-style-type: none"> <li>Establish the settlement structure within Middlesex Centre – comprised of urban settlement areas (2), community settlement areas (2), and hamlets (7). Each settlement area’s 2007 population is listed within the OP.</li> <li>Establish the settlement area servicing hierarchy which applies across the three levels of settlement areas; and,</li> <li>Establish the population, housing, and employment projections for the Municipality between 2011 and 2031. The OP projects a population of 26,607 persons, 8,270 residential units, and 7,074 jobs being achieved by 2031</li> </ul>	<p>The Middlesex Centre OP will need to conform to the County’s projections and will need to be revised accordingly in accordance with the population, housing, and employment high-growth forecasts completed by Watson &amp; Associates.</p> <p>The 2007 estimated population for each settlement area will be removed. Current populations (i.e., 2016 populations) will be noted in the updated projections table.</p> <p>It is recommended that the projections in Section 5.1 be updated to reflect the allocation by urban and community settlement areas and the remaining rural area, as well as the total for the Municipality, as identified in the Land Needs Assessment which projects population and employment growth to the year 2046.</p> <p>It is further recommended that the Municipality’s servicing hierarchy be updated to reflect the future inclusion of Delaware as a fully serviced (water and wastewater) settlement area.</p>	<p><b>PPS, 2020</b> – Section 1.2.4 of the PPS outlines the County’s responsibility for housing, employment and population projections. As an upper-tier municipality, the County is responsible for establishing growth projections and allocations to the lower-tier municipalities, to which the Middlesex Centre OP must conform to.</p> <p><b>County OP</b> – In December 2020, updated population and housing projections were provided by the County to inform the forecasted allocations for Middlesex Centre. By the year 2046, the following allocations have been assigned to Middlesex Centre:</p> <ul style="list-style-type: none"> <li>12,750 households</li> <li>35,500 persons</li> <li>Growth of 240 residential units per year (1,200 units every 5-years)</li> </ul> <p><b>Middlesex Centre Comprehensive Review</b> – These allocations have been broken down by urban and community settlement areas (Arva, Delaware, Ilderton, and Komoka-Kilworth) and the remaining rural area.</p> <p>The population of Middlesex Centre in 2046 is forecasted to be 35,500, and is allocated as follows:</p> <ul style="list-style-type: none"> <li>Ilderton – 8,200</li> <li>Komoka-Kilworth – 15,900</li> <li>Arva – 1,300</li> <li>Delaware – 2,100</li> <li>Hamlets &amp; Rural Areas – 8,000</li> </ul>
Section 5.1.2 – Community Settlement Areas	Growth Management	<p>This section outlines further details regarding the community settlement areas, including its intended servicing level and land use designations found within the community settlement areas.</p>	<p>Policies related to communal servicing within the community settlement areas should be updated to reflect the new servicing hierarchy set out in the PPS, 2020. If the Municipality wishes to limit the potential for private communal services within settlement areas, then additional criteria or conditions should be set out in the Official Plan such as the requirement for a plan of condominium and/or securities for</p>	<p><b>PPS, 2020</b> – Communal servicing systems can support the broad objectives of the PPS towards intensification, efficient land use, the need to address rural affordability, settlement area growth, preservation of agricultural land, increased active transportation, efficient infrastructure, and economic development by allowing denser development in small settlement areas. Proponents and/or municipalities are liable for failures in servicing infrastructure. The</p>

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
			<p>the maintenance or replacement of the system if it is abandoned.</p> <p>Policies related to the adjustment of settlement areas outside of a comprehensive review should be included to reflect new policies of the PPS, 2020. This may include additional phasing policies or additional complete application requirements.</p>	<p>legislative language is oriented towards protection of the environment and public health.</p>
Section 5.1.3 – Hamlet Settlement Areas	Growth Management	This section outlines further details regarding the hamlet settlement areas, including its intended servicing level and land use designations found within the hamlet settlement areas.	<p>It is recommended that the Hamlet Settlement Area policies be updated to address new policies in the PPS, 2020 that permit settlement area adjustments outside a comprehensive review and the use of private communal servicing. The requirement for any development of more than three new lots through plan(s) of subdivision should be reviewed considering none of the hamlet areas have or are planned to have full municipal servicing.</p> <p>Updated floodplain mapping should be added to the Hamlet schedules as an overlay to trigger the requirement for a DAR, etc.</p>	<p><b>PPS, 2020</b> – Section 1.1.3.9 now permits settlement area adjustments outside of a Comprehensive Review.</p>
Section 5.1.4 – General Settlement Area Policies	Growth Management	This section outlines general settlement area policies that apply to all settlement areas in Middlesex Centre. Sub-section c) prohibits settlement area boundary expansions outside of a Comprehensive Review and establishes criteria for when they are considered.	<p>Language supporting Provincial and County direction for growth to be directed to Settlement Areas should be provided throughout the Official Plan. Language and policy direction that could discourage and act as a barrier to infill and intensification of settlement areas should be replaced.</p> <p>The Official Plan should provide criteria for proposals to adjust the settlement area boundary outside of a Comprehensive Review. This may be included in a new subsection. At a minimum, the criteria will include:</p> <ul style="list-style-type: none"> <li>• That the adjustment would not result in a net increase of land within the settlement area(s);</li> <li>• The adjustment would support the Municipality's ability to meet intensification and redevelopment targets established in the OP;</li> <li>• Prime agricultural policies are addressed; and,</li> </ul>	<p><b>PPS, 2020</b> – Section 1.1.3.9 now permits settlement area adjustments outside of a Comprehensive Review. The Official Plan should address this with policy that provides criteria for the acceptance of such proposals.</p>

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			<ul style="list-style-type: none"> <li>The settlement area to which the lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.</li> </ul>	
Section 5.2 – Residential Areas	Intensification / Growth Management / Complete Communities	This section outlines general policy and permitted uses for residential areas. It also establishes a series of policies for multiple dwelling uses (e.g., triplexes, apartments) within the residential areas.	<p>The following changes are recommended:</p> <p>d) This policy will be updated to reflect the PPS requirement to maintain a 15-year supply of designated residential land, instead of the current 10-year target.</p> <p>f) To meet the 15% intensification target, ensure policies related to intensification allow for a full range and mix of housing options throughout the municipality.</p> <p>g) References to the housing affordability benchmark will need to be updated to reflect the current benchmark.</p> <p><b>Section 5.2.2 – Permitted Uses</b> should be updated to permit small-scale neighbourhood commercial uses (subject to criteria) and promote infill to reflect direction for more complete communities and feedback received during the Visioning Workshop. It is also recommended that an additional residential unit be added as a permitted use, subject to the requirements of Section 9.6. This section can also be updated to provide more specific guidance for apartment dwellings, such as updating the current language of “low/medium density apartments” to “apartment dwellings over 3 storeys” and providing direction to the zoning by-law to establish maximum height(s).</p>	<b>PPS, 2020</b> – Section 1.4.1 requires that a 15-year supply of designated residential land must be reflected in the Official Plan through policy and designations. Further, Section 1.1.3.4 directs that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
Section 5.2.3 - Policies for Multiple Dwellings in Residential Areas	Intensification	<p>This section provides policies for four plexes, town houses and low/medium rise apartments within the residential designation of the Official Plan.</p> <p>Policies relate to location, density, clustering, and site plan control.</p>	<p>Policies should be clarified to ensure development criteria is consistently assessed according to clear performance measures. Subjective terms such as “adequate”, “appropriate”, “excessive” should be avoided unless accompanied by urban design guidelines or more detailed direction.</p> <p>For example, “compatibility” between different types of residential uses is difficult to enforce since negative impacts between residential uses cannot be measured.</p> <p>The policy to avoid “excessive clustering of multiple dwellings” conflicts with direction to locate multiple dwellings near parks, major roads and Village Centres.</p>	<b>General Policy Discussion Paper</b> – The Discussion Paper recommends updating policies to reflect direction for more complete communities and to establish policies related to specific housing types such as townhouses and apartment style buildings, to ensure development criteria are consistently assessed according to clear performance metrics.



Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
Section 5.3 – Village Centres	Intensification / Growth Management / Complete Communities	This section outlines general policy and permitted uses for Village Centres.	While the overall intent of this section will not change, minor changes or elaborations may be required to reflect other policy changes as recommended in this Report.	These changes are of a minor, contextual nature that will reflect the current role and function of village centres.
Section 5.4 – Settlement Commercial Areas	Diversification of the Local Economy	This section outlines general policy, permitted uses, and criteria for adding additional lands to the settlement commercial designation.	<p>While the overall intent of this section will not change, policy language and direction will be updated to reflect the priorities established through the Economic Diversification report, including a focus on tourism and promoting the Municipality's Settlement Commercial Areas.</p> <p>Consider expanding the range of permitted uses to include other commercial uses that would not be desirable in the Village Centre or in rural areas, such as gas stations, micro-breweries, etc.</p>	<b>Economic Diversification Discussion Paper</b> – The Discussion Paper encourages mixed-used activities in the village centres and settlement commercial areas to help support economically vibrant main streets and increase the competitiveness of small businesses.
Section 5.5 – Settlement Employment Areas	Employment Areas	This section outlines general policy and permitted uses for the Settlement Employment Areas.	<p><b>Section 5.5.1</b> – Sub-sections c) and d) address issues of land use compatibility between residential uses and other sensitive land uses. Sub-section c) requires adequate buffering to residential uses or other sensitive land uses. This policy can be simplified to require buffering to sensitive land uses more broadly, including institutional uses (see recommended definition, below). A new sub-section d) should be introduced to outline further criteria when a sensitive land use is proposed within close proximity to Employment Areas.</p> <p>It is recommended that a new definition for sensitive land uses be introduced into the OP to align with the PPS, 2020.</p> <p><b>Section 5.5.2</b> – This section outlines the uses permitted within the Settlement Employment Area designation, which contemplates the development of both industrial and business uses. These permitted uses are intended to remain broad, where feasible, to support the attraction of new businesses and industries.</p> <p>If cannabis production facilities are to be permitted within employment areas, then it may be desirable to provide specific policies related to these uses. The OP currently permits a range of industrial uses but does not specifically address cannabis cultivation. Cannabis cultivation facilities typically require enhanced site design, including security and</p>	<p><b>PPS, 2020</b> – Provides new direction related to the development of sensitive land uses adjacent to employment lands. Section 1.3.2.2 has been added to require municipalities to assess employment areas at the time of an official plan review, and to ensure employment areas planned for industrial and manufacturing uses provide separation or mitigation from sensitive land uses to maintain the long-term viability of these areas. Section 1.3.3.3 prohibits a wider range of uses that are not ancillary to primary employment areas, including residential uses. Together these two policies speak to the location relationship between industrial and manufacturing uses, and sensitive land uses to provide adequate separation and maintain viability of the industrial uses.</p> <p>Section 1.2.6.2 outlines specific enhanced criteria to better protect industrial and manufacturing uses with more concrete conditions with respect to sensitive land uses. Municipalities are required to permit proposed sensitive land uses only if there is a demonstrated need and no reasonable alternative location(s) for the uses, and potential adverse effects to both the proposed uses and industrial uses are minimized and mitigated.</p>

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			<p>odour abatement measures, which can present conflicts between the use and sensitive land uses. Typically, business uses are located between sensitive uses and traditional industrial areas to create a transitional buffer. Therefore, the OP should establish a policy which categorizes cannabis production facilities as a traditional industrial use to allow improve land use compatibility. There are also additional use-specific policies which can be introduced into the OP:</p> <ul style="list-style-type: none"> <li>• Only permitting cannabis production facilities through a site-specific zoning by-law amendment (i.e., not pre-zoning the use);</li> <li>• Directing the zoning by-law to establish detail lot and building requirements for the use;</li> <li>• Requiring site plan control to address matters related to traffic, groundwater, lighting, noise etc.; and,</li> <li>• Requiring specific studies.</li> </ul> <p>Further recommendations are provided in this Report pertaining to cannabis cultivation facilities in the rural and agricultural areas of the Municipality as cannabis cultivation can be considered an agricultural use.</p> <p>Consider expanding the list of permitted uses to include Trucking Terminal since this is permitted within the General Industrial (M2) zone and would not necessarily be permitted outside the settlement area where Prime Agricultural Lands are located.</p>	<p>Sensitive land uses are defined as buildings, amenity areas, or outdoor spaces where routine or normal activities would experience adverse effects generated from a nearby major facilities – and includes a range of institutional uses.</p> <p><b>County Official Plan</b> – Requires local official plans to provide detailed land use policies for the uses permitted in Urban Area.</p>
Section 5.6 – Protection of Employment Lands	Employment Areas / Growth Management	This policy speaks to the need to protect Settlement Employment Areas in the Municipality, and outlines policies pertaining to the conversion of lands within the designation to non-employment uses.	<p>It is recommended that the Official Plan be updated to include criteria for the consideration of proposals to convert employment lands non-employment uses in advance of a comprehensive review.</p> <p>Watson &amp; Associates have proposed a series of 8 localized conversion criteria for employment lands which should be reflected in the OP:</p> <ul style="list-style-type: none"> <li>• The site is not located in proximity to major transportation corridors (e.g., highways, goods movement network, cross-jurisdictional connections)</li> </ul>	<p><b>PPS, 2020</b> – Policy 1.3.2.4 of permits planning authorities to permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.</p> <p>Policy 1.3.2.5 now allows the conversion of employment areas to permit non-employment uses in advance of a comprehensive review, provided the areas are not determined as provincially or regionally significant. This policy states that municipalities would work with a regional</p>

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
			<p>and goods movement infrastructure (e.g., airports, intermodal yards, and rail).</p> <ul style="list-style-type: none"> <li>• The site does not offer direct access to major transportation corridors (e.g., highways, goods movement network, cross-jurisdictional connections) and goods movement infrastructure (e.g., airports, intermodal yards, and rail).</li> <li>• The site is located outside or on the fringe of an assembly of employment areas.</li> <li>• The site offers limited market supply potential for employment areas development due to size, configuration, access, physical constraints, and servicing constraints, etc.</li> <li>• The proposed conversion to non-employment uses is compatible with surrounding land uses and/or could be mitigated from potential land use conflicts.</li> <li>• The conversion of the proposed site to non-employment uses would not compromise the Municipality’s overall supply of large employment land sites.</li> <li>• The conversion of the site to a non-employment use would not conflict with municipal interests and policies.</li> </ul>	<p>economic development corporation to determine significant areas in the regional context; however, the term “regional economic development corporation” is not defined in the PPS. The policy also does not also provide clear limitation on employment area conversion in the absence of a comprehensive review. The Municipality should consider conditions or criteria to control the conversion.</p>
<p>Section 5.7 – Komoka-Kilworth Secondary Plan</p>	<p>Growth Management</p>	<p>The Komoka-Kilworth Urban Settlement Area is one of the Municipality’s primary areas targeted for accommodating urban growth. The area permits a wide range of uses including residential, commercial and employment, supported by parks and open space, schools, recreational and community facilities. Section 5.7 contains goals and policies specific to the Komoka-Kilworth area and applicable to lands shown on Schedule A-2. The Secondary Plan was implemented through OPA #28 on January 24, 2014.</p>	<p>Fundamentally, the Komoka-Kilworth Secondary Plan will continue to be required in the Municipality. The notion of repealing or eliminating the Plan in totality would not be desirable and would be very impactful. Through the OPR, there may be an opportunity to refine some of the policies of the Secondary Plan to align with changes to the OP. Any issues will be flagged for further discussion with the Municipality.</p> <p>It is also anticipated that future secondary plans may be required to guide growth in Middlesex Centre. There may be an opportunity to establish a dedicated “Secondary Plan” section of the OP (outside of the current Section 5) to</p>	<p>These changes are of a minor, contextual nature that will reflect the current role and function of Komoka-Kilworth.</p>

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
			consolidate all of the secondary plans in a dedicated section once prepared.	
<b>Section 6.0 – Municipal Design Policies</b>				
Section 6.1 – Settlement Area Design Goals	Municipal Design	This section establishes the goals for design in the Municipality’s settlement areas.	<p>The following changes are recommended to the Municipal-wide design goals:</p> <ul style="list-style-type: none"> <li>Recognize the increased importance placed on infill and intensification within the Urban and Community Settlement Areas, to support local businesses and provide a range of housing options for every stage of life</li> <li>Promote sustainable architecture and development practices that help achieve the Municipality’s sustainability objectives</li> <li>Address the interface between the Municipality’s rural and settlement areas and the need to transition between these areas</li> </ul>	<p><b>Planning Act</b> – The list of matters of Provincial interest includes built form that is well-designed, encourages a sense of place and provides for public spaces that are of a high-quality, safe, accessible, attractive, and vibrant.</p> <p><b>PPS, 2020</b> – Strong emphasis is placed on promoting intensification, brownfield revitalization, compact development form, and mixed-uses to promote more efficient use of land.</p> <p><b>County Official Plan</b> – Section 2.3.4 encourages local municipalities to promote a high standard of urban design to create healthy communities which attract investment.</p> <p><b>Middlesex Centre Urban Design Guidelines (2019)</b> – The recently completed Urban Design Guidelines provide a suitable basis from which to review and update the design goals across the Municipality. The Guidelines address policies for infill development (residential &amp; commercial), new residential neighbourhoods, multiple dwellings, commercial development, employment areas, and institutional uses. A key consideration will be to confirm which design objectives and guidelines should remain as objectives, and which should be considered as policy in the updated OP.</p> <p><b>Stakeholder Advisory Committee</b> – Public engagement revealed a desire to accommodate a range of housing options to accommodate seniors and young adults</p>
Section 6.2 – Design Policies – Plans of Subdivision	Municipal Design	This section establishes specific policies for design of residential subdivisions.	<p>While the overall design objectives for residential subdivisions will not change, minor changes or elaborations may be required to reflect other policy changes as recommended in this Report, including servicing requirements and infrastructure (such as stormwater management).</p> <p>The Komoka-Kilworth Secondary Plan contains a suite of stormwater management policies which may be applied to</p>	<p><b>PPS, 2020</b> – Section 1.1 and 1.4 includes a range of policies geared towards promoting efficient development, land use patterns, and the accommodation of a range and mix of residential types.</p>

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
			other areas of the Municipality as it relates to subdivision design.	
Section 6.3 – Design Policies – Site Plans and Infill Developments	Municipal Design	This section establishes specific policies for design of infill development within the Village Centres of Urban and Community Settlement Areas.	<p>While the overall purpose of the OP will not change, minor changes or elaborations may be required to reflect other policy changes as recommended in this Report.</p> <p>This section should be reviewed against updated policies pertaining to mixed-use development and new forms of development. 6.3(b) encourages residential infill to be “compatible” with existing residences and neighbourhood. This can be misinterpreted to mean “the same as” and should be deleted or clarified.</p>	<b>PPS, 2020</b> – Section 1.1 and 1.4 includes a range of policies geared towards promoting efficient development, land use patterns, and the accommodation of a range and mix of residential types. Section 1.4 refers to a range of housing arrangements, forms and types.
Section 6.4 – Design Policies – Streetscapes and Public or Semi-Public Realm	Municipal Design	This section establishes specific policies for design of streetscapes and the public/semi-public realm. It encourages traditional streetscaping in the Village Centres.	<p>The following changes are recommended to the design policies for streetscapes and the public/semi-public realm:</p> <ul style="list-style-type: none"> <li>• Section 6.4a) should require accessible sidewalks and encourage opportunities to minimize the impacts of climate change, such as low impact development. There is an opportunity review this policy against the Urban Design Guidelines to ensure it supports the implementation of the Guidelines.</li> <li>• Consideration can be had towards the introduction of sidewalks in new residential neighbourhoods, which support planned levels of activity, as well as the construction of infill sidewalks to connect the active mobility network</li> <li>• Section 6.4b) should encourage the placement of parking areas behind buildings and away from the public realm.</li> <li>• Section 6.4 f) and g) should encourage connectivity to municipal trails.</li> </ul>	<p><b>PPS, 2020</b> – Section 1.8.1 promotes design which maximizes energy efficiency and conservation and considers the mitigating effects of green infrastructure. Section 1.5.1 promotes the planning of public streets and facilities to meet the needs of pedestrians and community connectivity.</p> <p><b>Technical Advisory Committee</b> – Members identified that active transportation can be encouraged through adding more sidewalks and establishing connected sidewalks.</p>
<b>Section 7.0 – Rural Commercial and Industrial Areas</b>				
Section 7.1 – Rural Commercial Areas	N/A	This section sets out policies related to the goals, permitted uses, and general development in the Rural Commercial designation. There are limited instances of this designation in Middlesex Centre.	While the overall intent of this section will not change, minor changes or elaborations may be required to reflect other policy changes as recommended in this Report.	These changes are of a minor, contextual nature that will reflect the current role and function of Rural Commercial Areas. It may be desirable to re-designate lands as



Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
				“Agriculture” where existing rural commercial uses can be characterized as Agriculture-Related uses.
Section 7.2 – Rural Industrial Areas	N/A	This section sets out policies related to the goals, permitted uses, and general development in the Rural Industrial designation. There are limited instances of this designation in Middlesex Centre.	While the overall intent of this section will not change, minor changes or elaborations may be required to reflect other policy changes as recommended in this Report.	These changes are of a minor, contextual nature that will reflect the current role and function of Rural Industrial Areas. It may be desirable to re-designate lands as “Agriculture” where existing rural industrial uses can be characterized as Agriculture-Related uses.
<b>Section 8.0 – Parks and Recreation Areas</b>				
Section 8.1 – General Parks and Recreation Goals	Parks & Recreation	This section sets out the goals for parks and recreation in the Municipality.	<p>There is an opportunity to review and enhance the Municipality’s goals for parks and recreation to meet the changing &amp; growing need for residents to access these amenities.</p> <ul style="list-style-type: none"> <li>• Promoting connections with the Trails Master Plan (2014). The Komoka-Kilworth Secondary Plan provides a basis to inform this goal.</li> <li>• Introduce goals to promote equitable access to recreational experiences for all residents</li> <li>• Reflect the increased demand for outdoor recreation spaces considering the global pandemic</li> <li>• Incorporate principles to improve the overall quality of greenfield residential development, including the combination of schools, and parks. To that end, there is an opportunity to consider introducing a goal which reflects that public municipal facilities can be part of mixed-use private development, particularly within the Urban Settlement Areas to support the diversification of housing opportunities.</li> </ul>	<b>PPS, 2020</b> – Section 1.5 of the PPS establishes a series of policies to promote healthy, active communities, including planning and providing for a full range and equitable distribution of parks and recreation facilities.
Section 8.2 – General Parks and Recreation Approach and Designated Areas	Parks & Recreation	This section characterizes the Parks and Recreation Designation. It is noted that public and private parks are not identified on Schedule A, and that an Official Plan Amendment will be brought forward following the completion of a future parks & recreation master plan. At that time, the schedules of the OP will be amended to include the identification of all Municipal parks.	<p>Should the Community Services Master Plan inventory and map the location of Municipal parks, there is an opportunity for the Municipality to consider an OPA to implement those outcomes into the OP.</p> <p>Updates should reflect the direction of the latest parks and recreation masterplan and trails master plan, including policies for the acquisition of land.</p>	In 2021, the Municipality initiated an in-house project to prepare a new Community Services Master Plan. This project, expected to be complete by Q4 2021, will provide guidance to effective planning, budgeting, implementation and delivery of stated goals and initiatives within the Community Services Department.

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
Section 8.3 – Parks and Recreation Permitted Uses	Parks & Recreation	This section establishes the permitted uses within the Parks and Recreation Designation.	The list of permitted uses in Section 8.3 should be updated to include the uses listed in Section 8.4(b).	<b>PPS, 2020</b> – Section 1.5 of the PPS establishes a series of policies to promote healthy, active communities, including planning and providing for a full range and equitable distribution of parks and recreation facilities.
Section 8.4 – General Municipal Parks and Recreation Policies	Parks & Recreation	<p>This section establishes the policies for the dedication location, and design of parkland in the Municipality.</p> <p>The section requires that 5% of lands to be developed or redeveloped for residential purposes be conveyed for public park or recreational purposes, or 2% for commercial or industrial purposes. A rate of 1 hectare per 300 dwelling units is also established, at the Municipality’s discretion.</p>	<p><b>Section 8.4</b> – General Municipal Parks and Recreation policies should be updated to reflect the following:</p> <ul style="list-style-type: none"> <li>• The calculation for cash-in-lieu of parkland will be updated to be based on a ratio of 1 hectare for every 500 dwelling units. The OP currently considers a ratio of 1 hectare per 300 dwelling units; however, it does not appear to apply specifically to cash-in-lieu, but rather as an alternate to the base dedication of 5% / 2% of lands.</li> <li>• The OP provides limited guidance of when to take land versus cash-in-lieu (i.e., where there is enough parkland in the area, or an adequate size cannot be achieved). Additional criteria could include referencing adequate shape and location of parkland, where the dedication of parkland would render the remainder of the site unsuitable or impractical for development, or in line with Municipal land acquisition strategies (e.g., as identified through the Community Services Master Plan). Overall, cash-in-lieu of parkland should support the Municipality’s goals for parkland established in Section 8.1.</li> <li>• The Municipality can include a policy to acquire new parks and recreation spaces where they are needed and provide amenities in existing parks where population is increasing.</li> <li>• There is an opportunity to incorporate policy to protect Conservation Areas and Provincial parks.</li> </ul>	<p><b>Planning Act</b> – The Smart Growth for Our Communities Act, 2015 made significant changes to the Planning Act. As it relates to parkland dedication, it enables payment in lieu of parkland subject to the completion of a ‘Parks Plan’ in conjunction with school boards, as appropriate. The intent is to ensure that municipalities are only accepting cash-in-lieu if there is no need for additional parkland. In addition, the calculation for cash-in-lieu of parkland is now based on a ratio of 1 hectare for every 500 dwelling units.</p> <p><b>PPS, 2020</b> – Section 1.5.1 promotes the recognition of provincial parks, conservation reserves, and other protected areas to minimize negative impacts on these areas.</p> <p>Should the Municipality’s 2021 Community Services Master Plan identify locations where increase parkland is required, there is an opportunity for the Municipality to consider an OPA to implement those outcomes into the OP.</p>
<b>Section 9.0 – General Municipal Policies</b>				
Section 9.2 – Economic Development Policies	Economic Diversification	This section outlines general economic development policies, policies for home occupations, and tourism policies.	<b>Section 9.2.1</b> – General Economic Development Policies should be updated to reflect the following:	<b>Economic Diversification Discussion Paper</b> – The Discussion Paper focuses on four areas for the

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
			<ul style="list-style-type: none"> <li>The encouragement of mixed-use areas in the Municipality's Village Centres and settlement commercial areas.</li> <li>The economic development priorities outlined the Middlesex Centre Strategic Plan.</li> <li>The promotion of on-farm diversified uses and agriculture-related uses to support the agricultural economy in the Municipality.</li> </ul> <p><b>Section 9.2.2</b> – Home Occupations should be reviewed against updated policies for on-farm diversified uses to ensure alignment between home occupation uses, which can be classified as on-farm diversified.</p> <p><b>Section 9.2.3</b> – Tourism Policies should be reviewed against updated policies for on-farm diversified uses to ensure alignment between agri-tourism uses, which can be classified as on-farm diversified (e.g., farm based micro-brewery).</p>	<p>Municipality to help promote economic growth and competitiveness.</p> <ul style="list-style-type: none"> <li>Promoting Village Centres and Settlement Commercial Areas</li> <li>Focus on Tourism</li> <li>Promoting the Agricultural Industry</li> <li>Addressing Future Economic Opportunities</li> </ul>
Section 9.3 – Municipal Infrastructure and Services Policies	Servicing	This section provides the state of municipal servicing in each of the settlement areas throughout the Municipality.	<p>This section may need to be updated to reflect the existing and planned servicing of settlement areas.</p> <p>New direction regarding Private Communal Services should be included to reflect changes to the Provincial Policy Statement.</p> <p>Consideration should be had to reflect the need to expand broadband internet access across the Municipality's rural area.</p>	<p><b>PPS, 2020</b> – Section 1.6.6 contemplates the use of communal services as part of a municipality's servicing hierarchy. The servicing hierarchy expressed in Sections 1.6.6.2-5 of the PPS and reinforced in other legislation, regulations and guidelines, distinguishes between municipally owned services and private communal services, but does not define the type of municipal service. Therefore, municipally owned or operated communal servicing would not be in the 'second tier' of servicing options.</p>
Section 9.4 – Transportation and Utilities Policies	Active Transportation & Trails	This section provides general goals and policies related to transportation and utilities in the Municipality. This includes discussion of road classifications, studies required in support of development proposals, policies for utilities corridors, support for multi-use trails and more.	The transportation policies may be updated to provide a greater emphasis on the provision of active transportation infrastructure such as the provision of paved shoulders, sidewalks, bicycle parking and rails to trails projects.	<p><b>PPS, 2020</b> – Section 1.5.1 promotes healthy and active communities in part through the facilitation of active transportation and community connectivity.</p> <p><b>Stakeholder Advisory Committee</b> – Input was received from the SAC to encourage active transportation infrastructure in Middlesex Centre.</p>
Section 9.5 – Cultural and Heritage Feature Policies	General Update	This section sets out the goals and policies for cultural or heritage resources.	This section should be updated to reflect the requirement to engage and partner with Indigenous communities and	<p><b>PPS, 2020</b> – Section 2.2.6 requires planning authorities to engage with Indigenous communities and consider their</p>

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
			consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.	interests when identifying, protecting and managing cultural heritage and archaeological resources.
Section 9.6 – Secondary Units	Intensification	This policy currently only permits the conversion of an existing principal farm dwelling to add a second unit.	<p>It is recommended that a new sub-section be added to address recent amendments to the <u>Planning Act</u> regarding Additional Dwelling Units. This will also require commensurate changes to permitted uses in land use designations where single detached, semi-detached, and townhouse dwelling units are permitted.</p> <p>The following criteria are further recommended to support the implementation of Additional Dwelling Units:</p> <ul style="list-style-type: none"> <li>• Establishing a minimum lot area for ARUs outside of delineated settlement areas to ensure the use can be adequately serviced;</li> <li>• Establishing further servicing requirements. It is recommended that ARUs be permitted at all levels of the servicing hierarchy, including private services. ARUs should be encouraged to utilize existing private servicing infrastructure.</li> <li>• Directing the Municipality’s zoning by-law to establish appropriate lot and building requirements for ARUs.</li> <li>• Prohibiting ARUs within the natural heritage system, floodplain areas, and other hazardous lands.</li> <li>• Requiring compliance with Minimum Distance Separation formulae, where applicable.</li> <li>• Prohibiting the severance of an ARU within an accessory building or structure from the lot with the primary residential unit.</li> <li>• Limiting the ADU to 49% or less of floor area</li> </ul>	<p><b>Planning Act</b> – Section 16 (3) requires municipalities to authorize the use of two residential units in a single detached dwelling, semi-detached dwelling and townhouse; as well as the use of a residential unit in a building or structure accessory to a single detached dwelling, semi-detached dwelling or rowhouse. These changes look to expand the options municipalities have for providing a range of housing in their communities. A total of three residential units are now permitted where a single detached, semi-detached, or townhouse dwelling is permitted.</p> <p>Regulation 299/19, which implemented the changes to the <u>Planning Act</u>, also indicates:</p> <ul style="list-style-type: none"> <li>• Each additional unit shall have 1 parking space unless a zoning by-law amendment has been approved which requires no parking;</li> <li>• Parking may be tandem parking;</li> <li>• Property owners do not have to live on the property and tenants do not have to related to the owner; and,</li> <li>• Additional residential units can be in existing and/or new construction.</li> </ul>
Section 9.7 – Garden Suites	General Update	This policy prohibits new garden suites within the Municipality. Existing garden suites in specific areas of the Municipality are permitted to continue, subject to extension of the temporary use by-law.	The Municipality may want to consider permitting Garden Suites as a temporary use to provide an affordable housing option.	Further discussion required.

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
Section 9.8 – Alternative and Renewable Energy Systems	Alternative Energy Systems	This section establishes policies which encourage the development of alternative and renewable energy systems	While the overall intent of this section will not change, minor changes or elaborations may be required to reflect other policy changes as recommended in this Report.	<p>These changes are of a minor, contextual nature that will reflect current practices surrounding alternative energy systems.</p> <p>On December 6, 2018, the Province repealed the <u>Green Energy Act, 2009</u> and amended the <u>Electricity Act, 1998</u>, the <u>Planning Act</u>, and other Provincial statutes. The <u>Green Energy Act</u> was originally enacted in 2009 to facilitate the establishment of renewable energy projects across the Province. The Act defined green energy to include wind, solar, biomass, and biogas where these energy sources were used to create electricity. Under the Act, municipalities were not permitted to pass by-laws that could restrict green energy projects, including zoning regulations to prohibit solar farms and wind turbines. Bill 34 (Green Energy Repeal Act, 2018) amended several provisions of the <u>Planning Act</u> which now allow for regulations to permit or restrict these types of uses through Planning Act applications. The <u>Planning Act</u> has also been amended to prohibit an appeal to the Local Planning Appeal Tribunal (LPAT) of a Council decision to approve a renewable energy undertaking or refusal or failure to approve a requested amendment.</p>
<b>Section 10.0 – Implementation and Interpretation</b>				
Section 10.1 – Amendments to this Official Plan	General Update	This section outlines the criteria that will be considered by the Municipality when reviewing an application for an Official Plan Amendment and establishes that the Municipality will review its OP every 5 years.	<p>Review timelines referenced in the OP with respect to the <u>Planning Act</u> should be revised. The 10-year timeframe for new OPs may be clarified in Section 10.1.</p> <p>Consideration can be made to identify policies regarding the <u>Planning Act</u> restrictions on Planning Applications made 2 years after a new OP or Zoning By-law comes into effect. The policies can address circumstances under which Council can consider exceptions to this rule. Generally, appeals are not permitted for OP amendments that would implement specified provincial priorities, including inclusionary zoning, second unit residential units, and source water protection, as well as Minister’s decisions on new official plans and official plan updates (under Section 26 of the <u>Planning Act</u>). In the case of a new official plan, there is no ability for a person or</p>	<b>Planning Act</b> – Section 26 establishes the review timelines for an OP which are ten years after a new OP has come into effect and every 5 years thereafter. Section 24 provides limitations on appeals of new and updated official plans.



Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
			public body to appeal the entire plan, although any part of the plan can be appealed.	
Section 10.3 – Severance Policies	Lot Creation in Prime Agricultural Areas	<p>Severances within agricultural areas will be prohibited, except under the following specific circumstances:</p> <p>a) Severances relating to minor boundary adjustments may be considered. Such severances must not create non-viable farm parcels and must not adversely affect agricultural activities.</p> <p>b) Severances for agriculture-related commercial and industrial uses may be considered, subject to additional policies of this Plan in Section 2.3.</p> <p>c) Severances for conservation purposes may be considered, where a parcel or parcels or an interest in land is created for the purposes of protection of natural areas, features or functions. Such severances may only be permitted where the configuration of remnant parcels will not result in the potential for new non-farm uses or lots. Further, such applications may not result in farms which are less than 40 hectares in size. It is intended that lands severed for such purposes be rezoned for an appropriate conservation purpose, and conveyed to a government agency, conservation authority or charity registered under the Income Tax Act whose purpose relates to conservation issues.</p>	<p>Additional direction should be provided for severances for Agricultural Uses and Agriculture-Related Uses. This will help prevent over development of agricultural lands for non-agricultural uses and prevent the fragmentation of Agricultural land for “hobby farms” or estate residential under the pretense of being an agricultural use.</p> <ul style="list-style-type: none"> <li>• Add language requiring Agriculture-Related severances to be a minimum size to accommodate the proposed use and appropriate sewage and water services.</li> <li>• Add language to require new Agricultural lots to be a size common for agricultural uses in the area.</li> </ul>	<b>PPS, 2020</b> – Section 2.3.4.1 provides direction on lot creation in Prime Agricultural Areas, including guidance for lot sizes for Agricultural and Agriculture-Related Uses.
Section 10.5 – Site Plan Control		This section provides direction on the application of Site Plan Control within the Municipality. It excludes development related to farm operations, farm buildings and the residence of a farm operator	It is recommended that Site Plan Control be applied to agricultural lands where agriculture-related uses, on-farm diversified uses and cannabis production facilities are proposed.	Applying Site Plan Control for these uses will allow the Municipality to address issues of compatibility
Section 10.16 – Secondary Plans	Growth Management	This section briefly describes the purpose of Secondary Plans.	<p>This section should be expanded to address Settlement Area expansions and the potential for settlement area adjustments proposed under Section 1.1.3.9 of the PPS, 2020.</p> <p>There should be consideration for privately initiated Secondary Plans to ensure major development proposals are planned in a coordinated manner. Policy should direct that Secondary Plans include:</p>	The basis for this recommendation is the structure of the existing Komoka-Kilworth Secondary Plan and input reflecting a desire to ensure the Municipality develops as a complete community.

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
			<ul style="list-style-type: none"> <li>• Focused, project-specific engagement activities, including a visioning workshop and stakeholder engagement with any property owners directly affected.</li> <li>• A scoped transportation study for the Secondary Plan area. This would include identifying any road improvements that might be necessary to accommodate growth and prescribing sidewalks, trails or bike lanes where appropriate.</li> <li>• Goals – Specific to the secondary plan area</li> <li>• Land Use Plan – Based on forecasted demand and community priorities</li> <li>• Land Use Policies – Area-specific designations and policies required to address specific concerns</li> <li>• Servicing Policies – Supported by studies demonstrating capacity to service the area (if a settlement area expansion is already being proposed here then the expansion would have to be supported by this already)</li> <li>• Transportation Policies – road hierarchy, development standards, etc.</li> </ul>	
Section 10.18 – Community Improvement Areas	Implementation	This policy permits the Municipality to identify community improvement areas and provide grants and loans within.	The Municipality’s current Official Plan contains policies for Community Improvement Areas in Section 10.18. The updated Official Plan should consider opportunities to promote CIPs as a tool throughout different sections of the Official Plan (e.g. economic development and housing) and consider the addition of new mapping to identify the Ilderton Community Improvement Plan on a key schedule	<b>Planning Act</b> – Section 28 of the <u>Planning Act</u> enables municipalities to designate a Community Improvement Project Area and adopt a CIP.
Section 10.19 – Public Consultation	Implementation	This policy sets out the goals of the municipality in terms of public participation on land use planning matters.	The Official Plan should be updated to include new policies related to consultation with Indigenous communities, including the need to confirm the preferred level of consultation. Consideration should be had to ensure this goal applies to participation in environmental management and consultation, cultural heritage, and development application review.	<b>Planning Act</b> - The required contents of an Official Plan (Section 16(1)) are expanded to include a description of the measures and procedures for informing and obtaining the views of the public in regard to Official Plans/Amendments, Zoning By-laws, Plans of Subdivisions and consents.

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
			<p>Consideration may be had to re-naming this section to a broader “consultation” or “engagement and participation” section.</p> <p>Given the shifts in public participation resulting from COVID-19, there is an opportunity to acknowledge that virtual engagement (e.g., virtual meetings) may be used in the future as part of in-person engagement (when permitted) to increase engagement in the planning process.</p> <p>Specific consultation requirements for various <u>Planning Act</u> applications are required to be included in Official Plans. Currently, Section 10.19 addresses consultation requirements broadly for planning applications. To ensure consistency with the Act, consultation requirements for subdivisions, OPAs, ZBLAs and consents should be explicitly identified at a minimum.</p>	<p><b>PPS, 2020</b> – Planning authorities are encouraged to build constructive and cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes. Section 1.2.2 requires planning authorities to engage with Indigenous communities.</p>
Section 10.20 – Complete Applications	Implementation	This policy sets out the requirements for complete applications, including the provisions for complete applications and required reports and studies.	<p>New policy should be added to indicate that the municipality may require a peer-review of any required studies or reports at the expense of the applicant.</p> <p>New policies related to Pre-Application Consultation and requirements for a complete application should be added to the Official Plan to improve the planning application process. Requiring pre-application consultation can help ensure development proposals include all necessary information prior to the submission of a formal application, reducing the risk of delays in the review and approval process.</p> <p>The policy should indicate that the Municipality may require a Pre-Application Consultation to determine the requirements of a complete application. This helps ensure the applicant has completed all necessary supporting studies or documentation before attempting to submit a complete application.</p>	This policy will clearly outline to applicants that any of the required materials through the complete application process may be subject to peer review to help ensure the Municipality’s needs are being met.
<b>Section 11.0 – Special Policy Areas</b>				
Section 11.0 – Special Policy Areas	General Updates	This section contains the various site-specific special policy areas that are in-effect across the Municipality.	The term “Special Policy Area” has a specific meaning under the PPS, 2020. Consideration should be given to changing	<b>PPS, 2020</b> – Defines the term “special policy area” as an area within a community that has historically existed in the flood plain and where site-specific policies, approved by

Relevant OP Section	Key Issue	Existing Policy Characterization	Recommended Change(s)	Basis for Recommendation
			this term (and title of Section 11) to “Site-Specific Policy Areas” or “Policy Exception Areas”.	both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development.
<b>Section 12.0 – Glossary of Terms</b>				
All	General Updates	This section contains definitions for terms found throughout the Official Plan. Many of the definitions come from the Provincial Policy Statement in effect at the time the Official Plan was last updated.	Definitions for the following existing terms are recommended to be updated: <ul style="list-style-type: none"> <li>• “Value-Added” Agriculturally Related Uses</li> <li>• Agriculture-Related Uses</li> <li>• Agricultural Uses</li> </ul> Definitions for the following new terms are recommended to be added: <ul style="list-style-type: none"> <li>• On-Farm Diversified Use</li> <li>• Primary Residential Unit (<i>as it relates to updated policies pertaining to Additional Residential Units</i>)</li> <li>• Additional Residential Unit</li> <li>• Sensitive Land Use</li> </ul>	These proposed changes will align with the proposed policy directions in the preceding sections.

## 2.3 RECOMMENDED APPROACH TO OFFICIAL PLAN AMENDMENTS

Since the adoption of the Middlesex Centre Official Plan, there have been numerous Municipal and privately initiated amendments to the Official Plan. Through the OPR there is an opportunity to review and consider consolidating some of these amendments to help streamline the new OP. The approach to any consolidation requires a conscious effort that is informed by a clearly documented process to determine which amendments should remain and which amendments may be deleted. Consideration should be given to the form of notification from the Municipality to landowners affected by the deletion or modification of the Amendment



### 3 CONCLUSION & NEXT STEPS

This Policy Directions and Recommendations Report is intended to identify key issues and Official Plan policies which require review and update based on revised Provincial and County policies in place and issues identified in consultation with the Municipality, stakeholders, and the public. Building on the issues identified in the 5 Discussion Papers previously prepared, this Report identified policy directions to be consider in updating the Official Plan.

The Draft Policy Directions and Recommendations Report was presented for public and stakeholder input in April & May 2021. The Draft Report was also circulated to Municipal departments and the County for review. The final version of this report includes revisions based on the feedback received during the Stakeholder Advisory Committee meeting, the Technical Advisory Committee meeting, and the Public Open House. Additional comments received subsequent to the finalization of this report will be incorporated and addressed into the red-lined Official Plan which will show specific proposed policy changes. Further, comments will be addressed in the comment / response matrix as appropriate.

A Draft Official Plan Amendment will be presented at a future Statutory Public House for review and comment. The final steps of the Official Plan Review will include revisions to the Draft Official Plan Amendment, and consultation with the public at a Statutory Public Meeting, prior to bringing forward a Final Official Plan Amendment for Council’s consideration for adoption.