



Municipality of West Elgin New Official Plan



Council Meeting
April 7, 2022, via Zoom

Outline

1. Recap: project purpose and process
2. Engagement updates
3. Stakeholder feedback
4. Proposed vision, goals and policy directions
5. Next Steps



1.0

Recap: Project Purpose and Process

What is an Official Plan?

- An Official Plan is created under the authority of the Planning Act
- Provides a long term vision for land use, growth and development
- A tool to help guide infrastructure investment and also can be used to attract private sector investment
- Not a static document - expected to change over time to respond to evolving conditions

Official Plan Review Background

- In January 2021, the Municipality launched the New Official Plan project
- Current OP was adopted in 2008 and approved in 2011
- Since the adoption of the Plan, there have been a number of important changes which underpin the need for a new OP
 - Municipality is facing a number of emerging growth management pressures
 - New Provincial Policy Statement and legislation
 - New County Official Plan

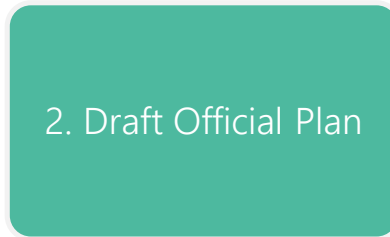
The New Official Plan for the Municipality of West Elgin will

- Reflect matters of Provincial Interest under the *Planning Act*;
- Be consistent with the 2020 Provincial Policy Statement;
- Incorporate relevant legislative changes and policy directions;
- Address growth management and economic development directions; and,
- Consider the ability of existing settlement areas to accommodate growth and development.

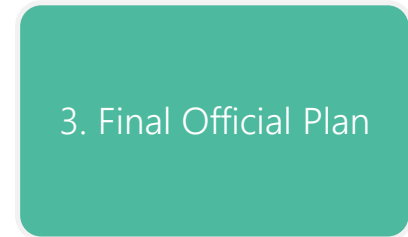
Official Plan Review Process



- ✓ Provincial Policy Statement
Policy Audit
- ✓ Policy Background Report,
including Population and
Employment Projections
- ✓ Technical Advisory
Committee Meeting #1
- ✓ Council Meeting #1



- ✓ Policy Directions Report
- ✓ Technical Advisory
Committee Meeting # 2
- ✓ **Council Meeting # 2**
- Draft Official Plan 1
- Draft Official Plan 2
- Public Open House
(Planning Act)



- Final Official Plan
- Statutory Public
Meeting under Planning
Act
- Council Adoption

Today's Presentation

- Purpose of this Council Meeting and presentation is to
 - Review the process to date
 - Present the recommended policy directions to inform the New OP
 - Seek Council endorsement of the policy directions to guide preparation of first draft of the New OP

Question Break

2.0

Updates since the last meeting

Recall From Background Report: Key Themes to be Addressed in the New OP

- Growth Management
- Agriculture
- Cultural Heritage
- Natural and Hazard Lands/ Protecting Our Environment
- Economic Development
- Climate Change
- Housing

Council Workshop on Background Report

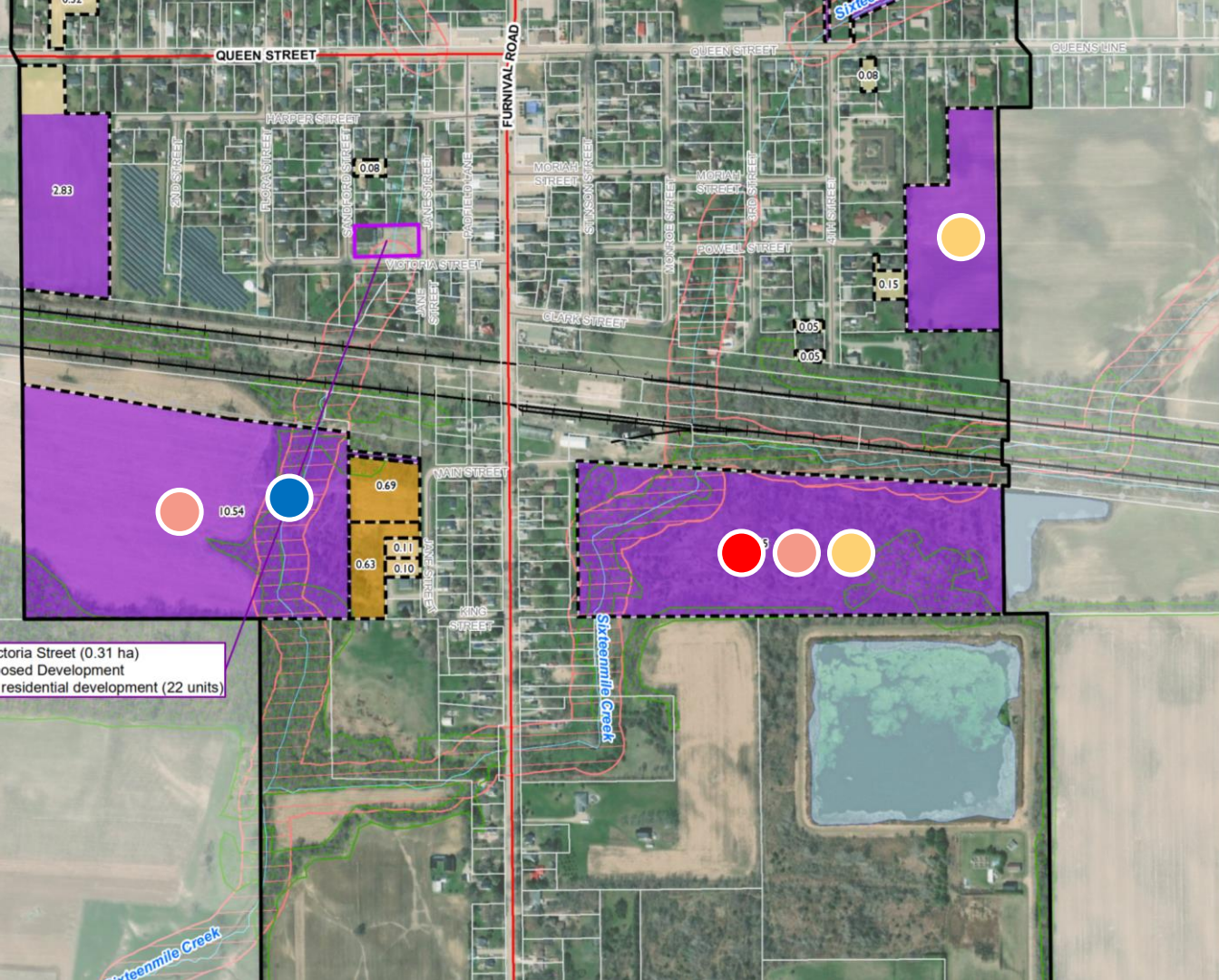
- Workshop held on October 5, 2021
- Council were provided with the opportunity to discuss vision and goals for the New OP and provide general feedback
- Feedback received from Council at that time centred on economic development and residential land supply. Key messages are contained in the Draft Policy Directions Report for further information

General directions from Council for the New OP

- Create user friendly policies that are easy to understand;
- Attract investors and developers for housing and economic development;
- Discourage industrial wind energy projects and/or include policies stating Council's position on wind energy projects; and
- Introduce a themes and policies related to economic development
- Consider affordable housing in the OP policies

Land Supply Follow-up

- The land supply/demand analysis presented in the Background report showed that there was a sufficient supply of land within the urban settlement areas to accommodate the forecast growth
- We heard that not all of the designated land is developable and held an additional workshop with senior staff/Mayor to better understand some of the constraints on designated lands in Rodney and West Lorne
- Feedback pointed towards a number of vacant lands which may not be developable over the planning horizon, due to:
 - Perceived ownership constraints
 - Flooding constraints
 - Transportation / access limitations
 - Land use compatibility limitations
 - Natural heritage impacts

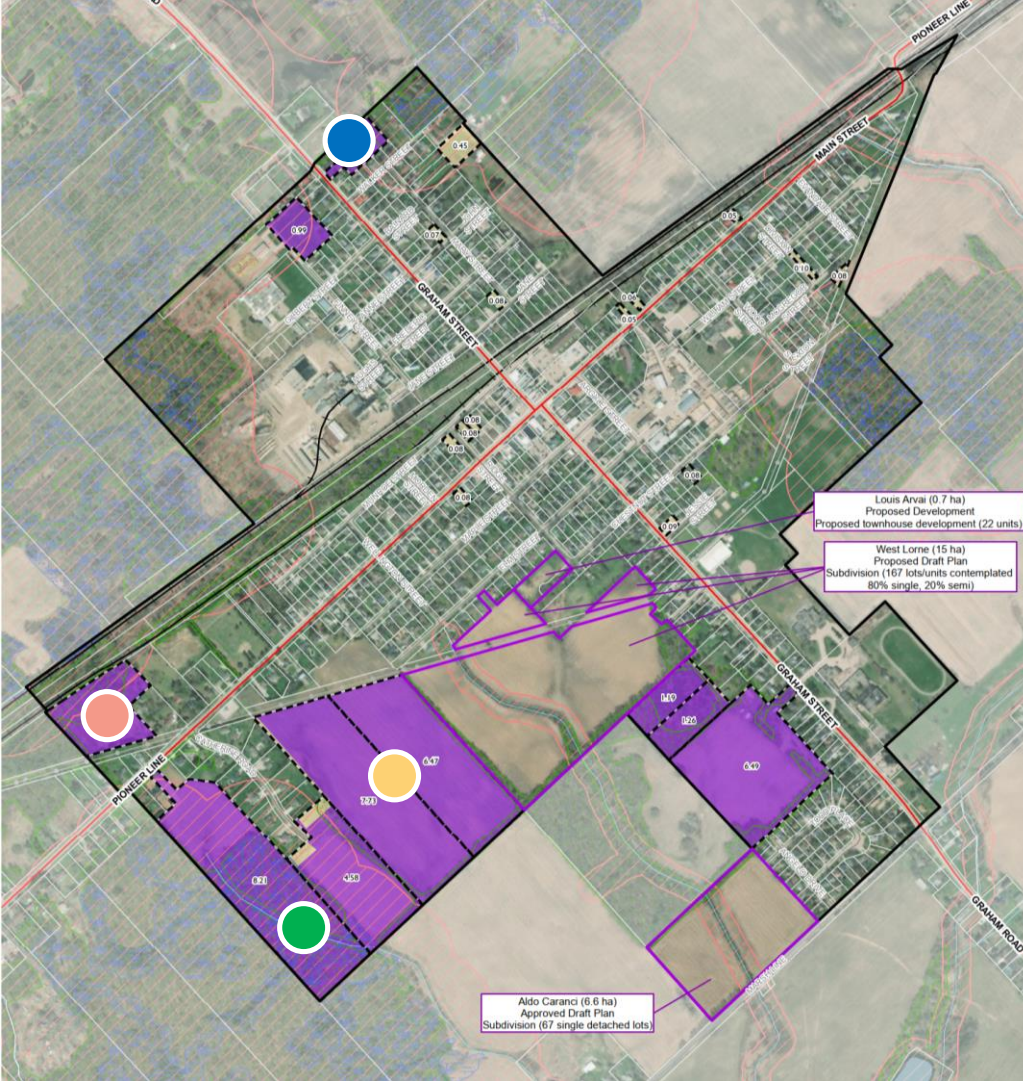


Rodney

- Floodplain Constraint
- Potential Ownership Constraint
- Potential Access Limitations
- Potential Land use Compatibility Constraint

West Lorne

-  Floodplain Constraint
-  Potential Ownership Constraint
-  Potential Access Limitations
-  Potential Land use Compatibility Constraint
-  Natural Heritage



Land Supply Follow-up

- Based on the potential for development constraints, there is an opportunity to explore some options which optimize the development potential in Rodney and West Lorne
- Through the draft OP process we will identify potential options for rationalizing the boundaries of West Lorne and Rodney
- Any revisions to the current land use plans will be subject to further community and Council engagement

Question Break



3.0

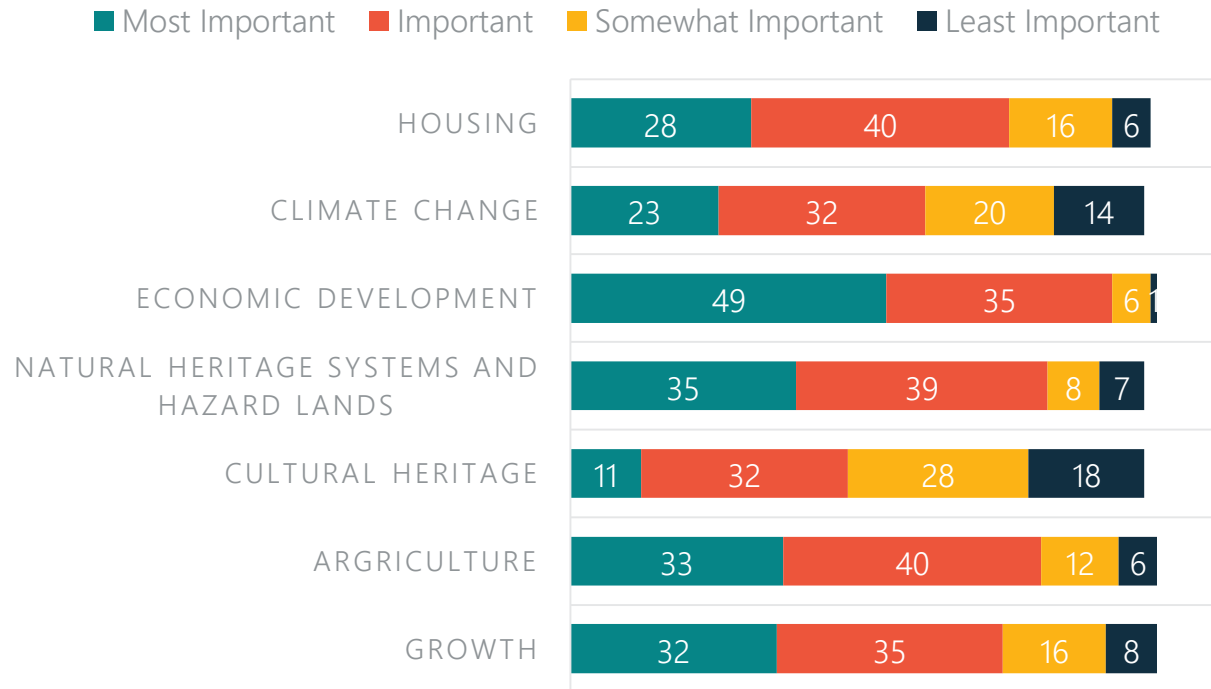
Stakeholder Feedback

Phase 1 Engagement

- Online Survey open from: November 24 to December 9
- Purpose: to obtain feedback from the public to inform policy directions and early-stage OP Development
- Response: 115 participants (60 partial, 55 complete)

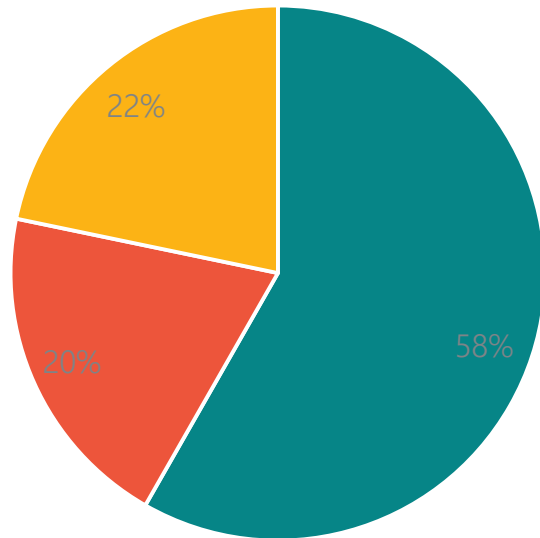
Economic Development, Housing and Protecting the Environment seen as Most Important

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



No need for additional themes/ areas of focus

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



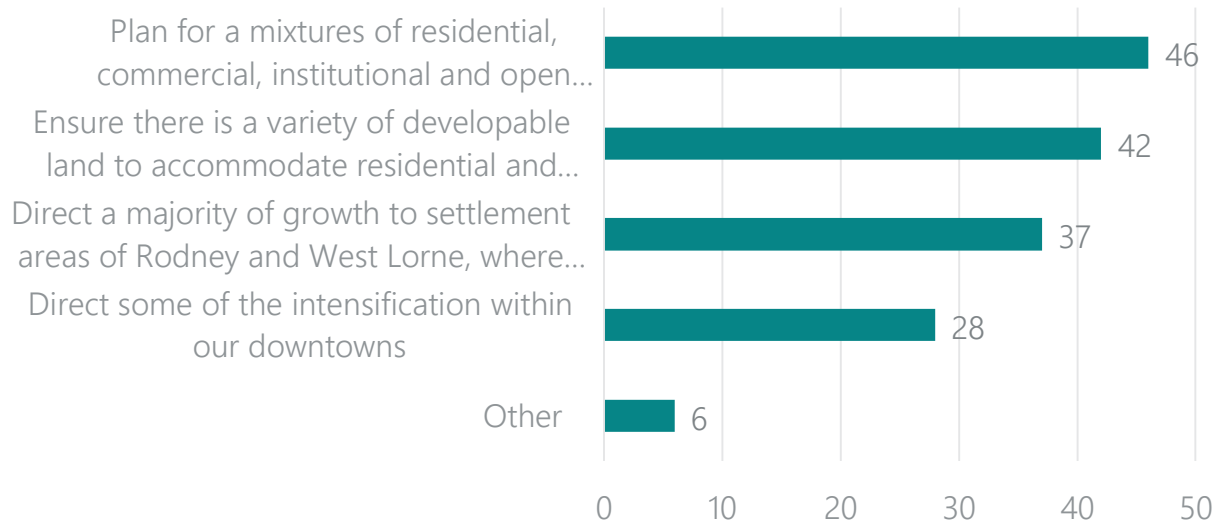
■ No ■ Yes ■ No Answer

Open Ended Responses

- Infrastructure Development and accessibility to all of West Elgin including fibre-optic internet and natural gas (high priority) as well as water (lesser priority)
- Concern for the thoughts of the taxpayers
- Natural Heritage touches on it slightly, in that it protects the environment, but I'd rather see that is focuses on improving the environment.
- The introduction of new green spaces, including those that attract and preserve spaces for wildlife would be most welcome
- Spaces that include bodies of water for migrating birds would be a step in the right direction
- Eco-tourism
- Better farming methods like organic soil regeneration in the area is not only vital to the area, but to the future of our food security in the future
- Reconciliation with Indigenous neighbours Community Resilience and support of those most in need being a caring compassionate community
- Recreation, arts & culture, tourism
- Lower water and sewage rates

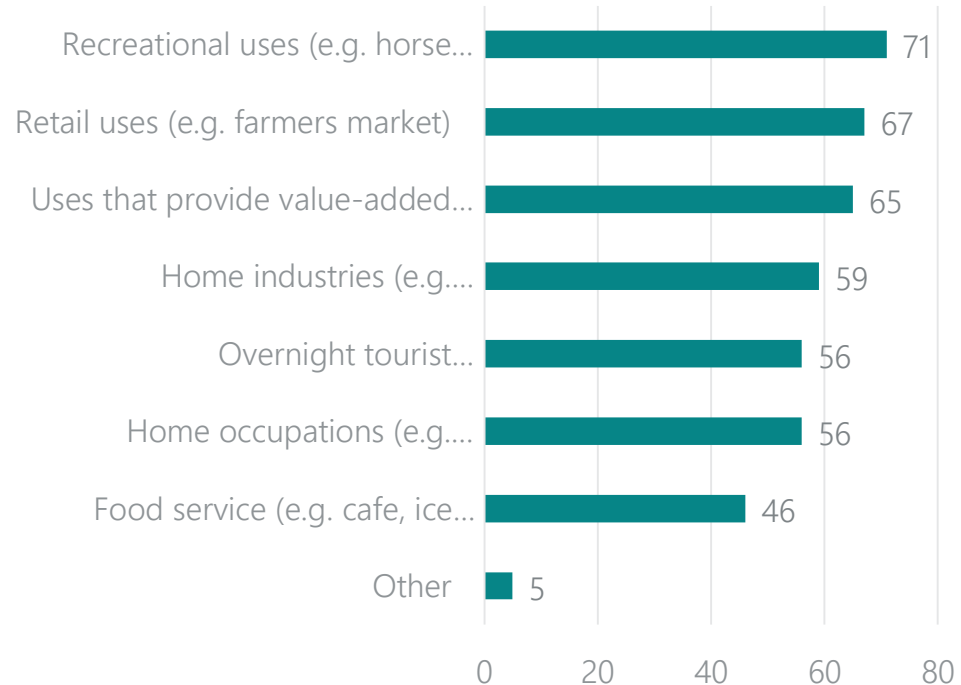
Planning for future growth should provide opportunities for intensification and additional commercial, institutional and open space uses in the existing settlement areas

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



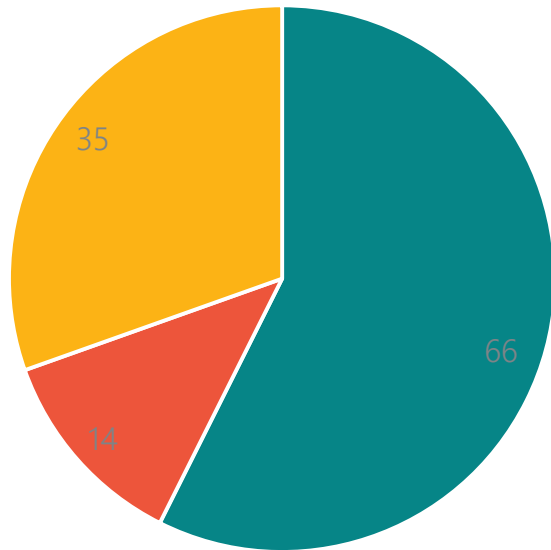
Support for agri-tourism and on-farm diversified uses

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



Concerns with wind turbines, noise impacts. Interest in opportunities for bed and breakfasts and outdoor recreation

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



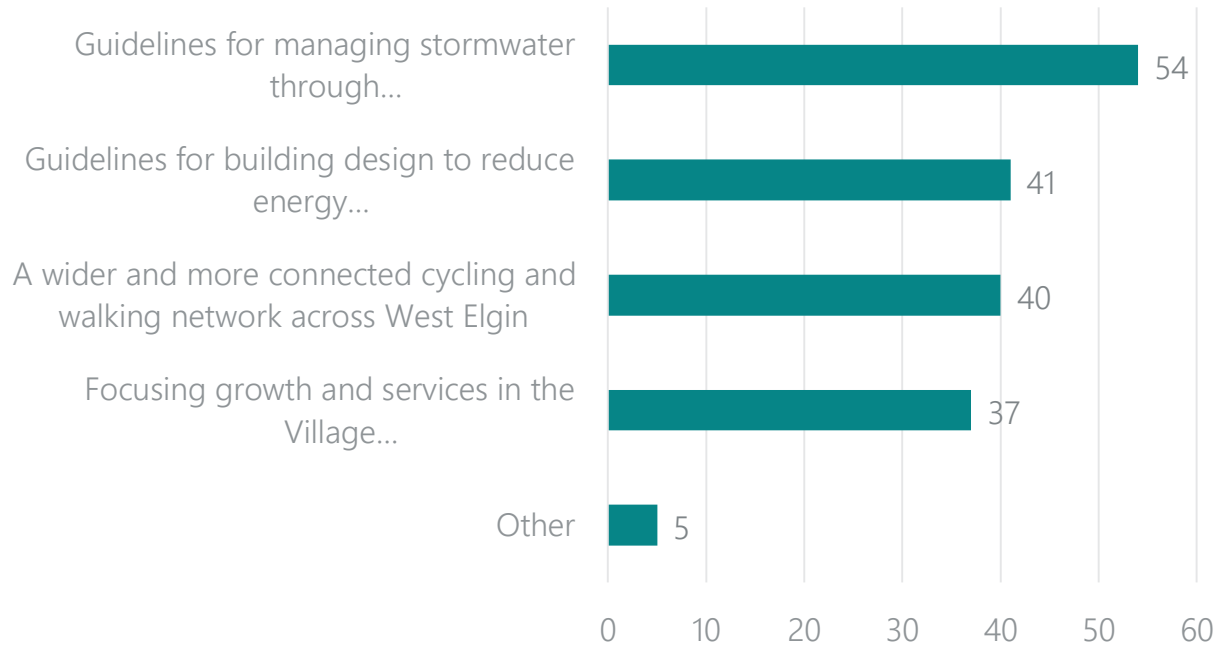
■ No ■ Yes ■ No Answer

Open Ended Responses

- Industrial wind turbines (no support)
- Do not infringe on existing retail businesses that pay full taxes and abide by Building Regulations
- Do not allow intrusive noisy activities / businesses like ATV trails, motocross tracks, and gun shooting ranges
- Anything that creates pollution or crowding of people
- Divide farmland to create another house for bed and breakfast
- Allow for outdoor movie theatre

Opportunities to enhance environmental protection are supported

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

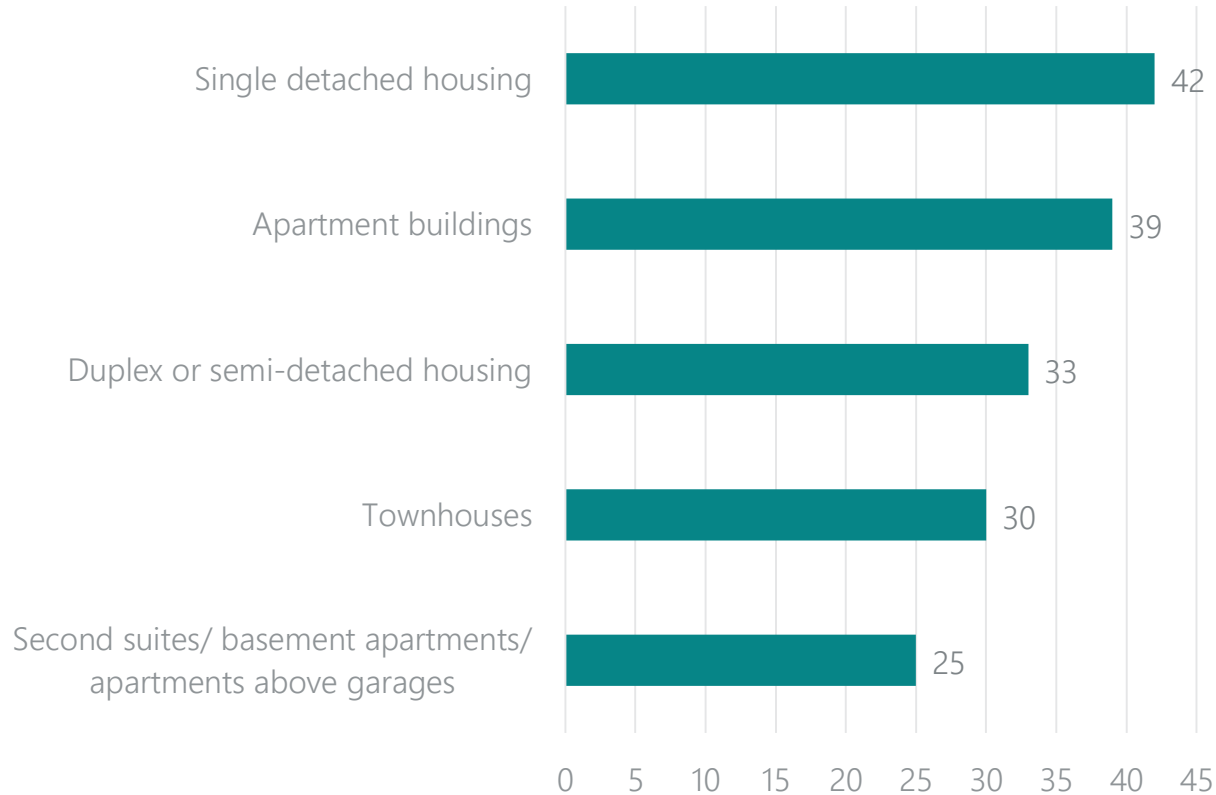


Additional ideas provided:

- Reduce high water and sewage rates
- Charging stations
- Incentives for existing homeowners for energy efficient homes.
- Dark sky community (reduce light pollution)

Single detached and apartment housing identified as most needed

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



Many open ended answers and suggestions for the team to consider, including (but not limited to)....

- Would love to see the TransCanada trail through West Elgin actually be a trail. Our section follows the road, which is not pleasant for local users, and keeps others away from our communities
- The marina gets overlooked and is the center of West Elgin tourism, make it more attractive to boaters and non-boaters
- Approve the building of gas station and car wash already
- Look at alternatives such as tiny homes, granny suites, shipping containers, trailers
- Promote support carpooling and ride sharing programs
- Prohibit development in wetlands, forests, and flood plain areas
- Support Green Energy projects
- Support and encourage bicycling

Question Break



4.0

Proposed Vision, Goals and Policy Directions

Proposed Vision

“To provide a framework for growth and development aimed at enhancing the existing vibrant rural community with clear directions for protecting our agricultural and environmental assets; enhancing local services, community facilities and green spaces; ensuring that there is a range and mix of housing for current and future residents to meet their needs; and, providing opportunities for economic development”

Proposed Official Plan Goals

- To focus growth within the existing serviced settlement areas of Rodney and West Lorne while protecting the rural and agricultural character of hamlets and villages;
- To achieve and foster sustainable growth in population, economic development and housing;
- To improve the range of housing opportunities with compact and compatible development in an effort to build complete communities;
- To protect and enhance natural and cultural heritage features and areas of aggregate resource potential for extraction purposes; and
- To improve essential community services related to health, education, recreation, infrastructure and safety in collaboration with private partners and with neighbouring municipalities and the County.

Policy Directions

- At the last meeting, we presented our policy audit and general policy directions
 - We noted that overall, there are no major gaps/ policy deficiencies in the current OP, however there are some key areas of focus that we would like to draw specific attention to:
 - Growth management
 - Housing
 - Economic prosperity
 - The policy directions report outlines the directions for each policy theme

Policy Directions- Growth Management

Key policies/ policy directions for the OP

- The majority of future growth will be directed to the Settlement Areas of West Lorne and Rodney
- The population target to be included in the OP for long-term planning purposes is: 6,500 people
- The housing target to be included in the OP for long-term planning purposes is: 770 new households between 2021 and 2046, which is a growth rate of approximately 30 new units annually
- The Municipality supports directing medium and higher density residential development to Settlement Areas, with new density caps to be established in order to ensure the development of a range and mix of housing types in a compact form to support complete communities

Policy Directions- Housing *(Affordability and a range and mix in housing types, forms and arrangements)*

- The housing target to be included in the OP for long-term planning purposes is: 770 new households between 2021 and 2046
- The Municipality supports opportunities for the development of housing that is affordable for low and moderate income households and is committed to continued progress toward contributing to the achievement of the County's overall target of 20% of all new housing units to be affordable to households with low and moderate incomes
- Policies of the New Official Plan will support and encourage the development of purpose-built rental housing
- Policies of the New Official Plan will support housing developments in a compact built form

Policy Directions- Housing (*Affordability and a range and mix in housing types, forms and arrangements*)

- Policies of the OP will continue to support and permit accessory dwelling units in the settlement areas, in accordance with the direction of the *Planning Act* which permits
- “the use of two residential units in a detached house, semi-detached house or rowhouse; and the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse” (*Planning Act*, S3 (a) (b))
- The Municipality will monitor the rental housing supply and stock annually in co-operation with the County, as required
- The definition of Affordable will be updated to align with the definitions used by the County

Policy Directions- Economic Prosperity

Key policies/ policy directions for the OP

- The target employment growth is for 880 jobs by 2046 which is a growth rate of approximately 35 jobs/year
- New employment land will be identified to accommodate the target and shown on the updated OP maps
- The New Official Plan policies will reflect flexibility for institutional uses to be on most lands throughout West Elgin and consider vacant lands for the designation. This is due to the insufficient supply of vacant designated institutional lands to meet demands
- The New Official Plan policies will update land use designations, where appropriate, to permit commercial uses and/or mixed uses, in order to expand options for commercial development. The updated land use designations are intended to provide for more opportunities for commercial development in gateway locations these locations will be presented for consultation purposes as part of the Draft 1 New OP

Policy Directions- Other Themes

- Agriculture
- Natural Heritage, Natural Hazards and Cultural Heritage
- Environmental Conservation and Sourcewater Protection
- Climate Change & Green Design/Infrastructure
- Consultation, Engagement and Implementation

5.0

Next Steps

Next Steps

1. Begin work on draft 1 of the New Official Plan
2. Present draft 1 of the New Official Plan to Technical Advisory Committee
3. Present draft 1 of the New Official Plan to Council
4. Meeting with County staff
5. Prepare draft 2 of the New Official Plan
6. Public Engagement (statutory public open house)