



# OFFICIAL PLAN REVIEW PUBLIC MEETING

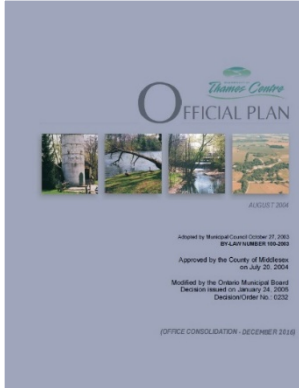
October 4, 2021

# PRESENTATION STRUCTURE

- What is an Official Plan?
- Why do we need a review?
- What key areas need to be reviewed?
- Project Timeline and Next steps?

# WHY DO WE PLAN?

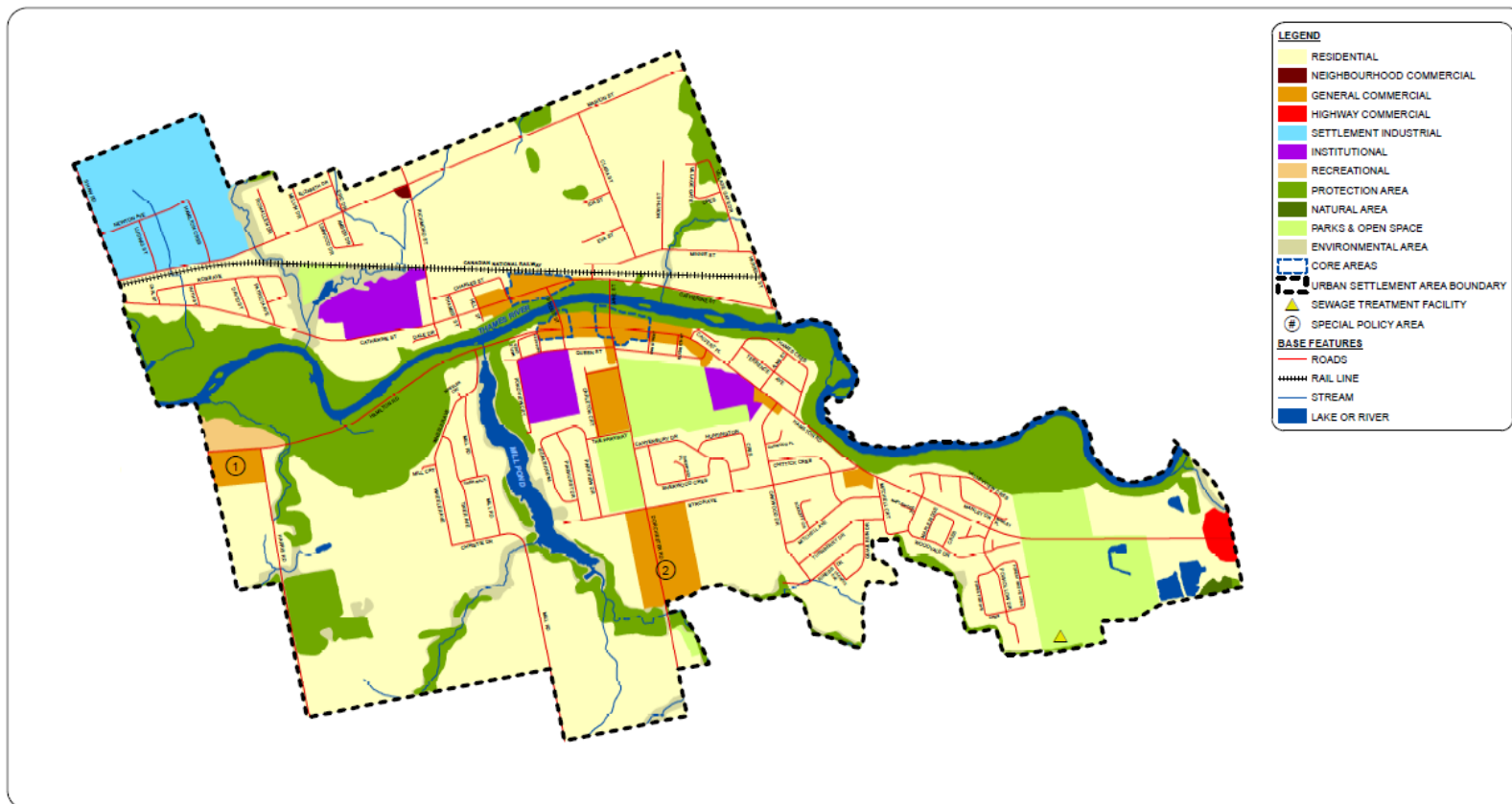
- Statutory requirement by the Province
- Balance interests of individuals and broader needs of the community
- To promote orderly growth and the efficient use of municipal services
- To protect the natural environment and promote public health and safety



# WHAT IS AN OFFICIAL PLAN?

- Document containing goals, objectives and policies
- Manages growth and development for the next 25 years
- Protects and manages resources including farmland and natural areas
- Guides development and redevelopment opportunities in conjunction with municipal infrastructure

# OFFICIAL PLAN MAP SCHEDULE



**LEGEND**

- RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- GENERAL COMMERCIAL
- HIGHWAY COMMERCIAL
- SETTLEMENT INDUSTRIAL
- INSTITUTIONAL
- RECREATIONAL
- PROTECTION AREA
- NATURAL AREA
- PARKS & OPEN SPACE
- ENVIRONMENTAL AREA
- CORE AREAS
- URBAN SETTLEMENT AREA BOUNDARY
- SEWAGE TREATMENT FACILITY
- SPECIAL POLICY AREA

**BASE FEATURES**

- ROADS
- RAIL LINE
- STREAM
- LAKE OR RIVER

## WHY DO WE NEED A REVIEW?

- Statutory requirement by the Province
- Current Official Plan was last updated in 2015
- Plan needs to conform to the updated 2020 Provincial Policy Statement and the County of Middlesex Official Plan
- Address concerns with the existing Plan as well as new and emerging issues



# PLANNING FRAMEWORK

## Province of Ontario



- Through the Provincial Policy Statement (PPS), it provides policy direction on matters of provincial interest related to land use planning and development by:
  - Building strong healthy communities – housing, employment, efficient of land and infrastructure
  - Wise Use and management of resources – protecting natural heritage, water and agricultural land
  - Protecting public health and safety – directing development away from natural or human-made hazards

# PLANNING FRAMEWORK

## COUNTY OF MIDDLESEX – Upper Tier Municipality

- County Plan Adopted by Council and approved by MMAH in 1997, subsequently modified by the (then) OMB in 1999.
- Provides an upper tier policy framework that provides guidance to local municipalities in the preparation of local official plans and zoning by-laws.
- Provides a broad land use overview and does not address detailed strategies, policies and land use designations found in local official plans.
- County is also currently undergoing a review of its Official Plan.



# KEY AREAS TO REVIEW

## Agriculture

- Update terminology of the PPS including on-farm diversified uses (OFDUs) and agriculture-related uses.
- Provide direction for OFDUs consistent with OMAFRA's Guidelines for Permitted Uses in Prime Agricultural Area.
- Review Minimum Distance Separation regulations to ensure implementation policies are appropriate.

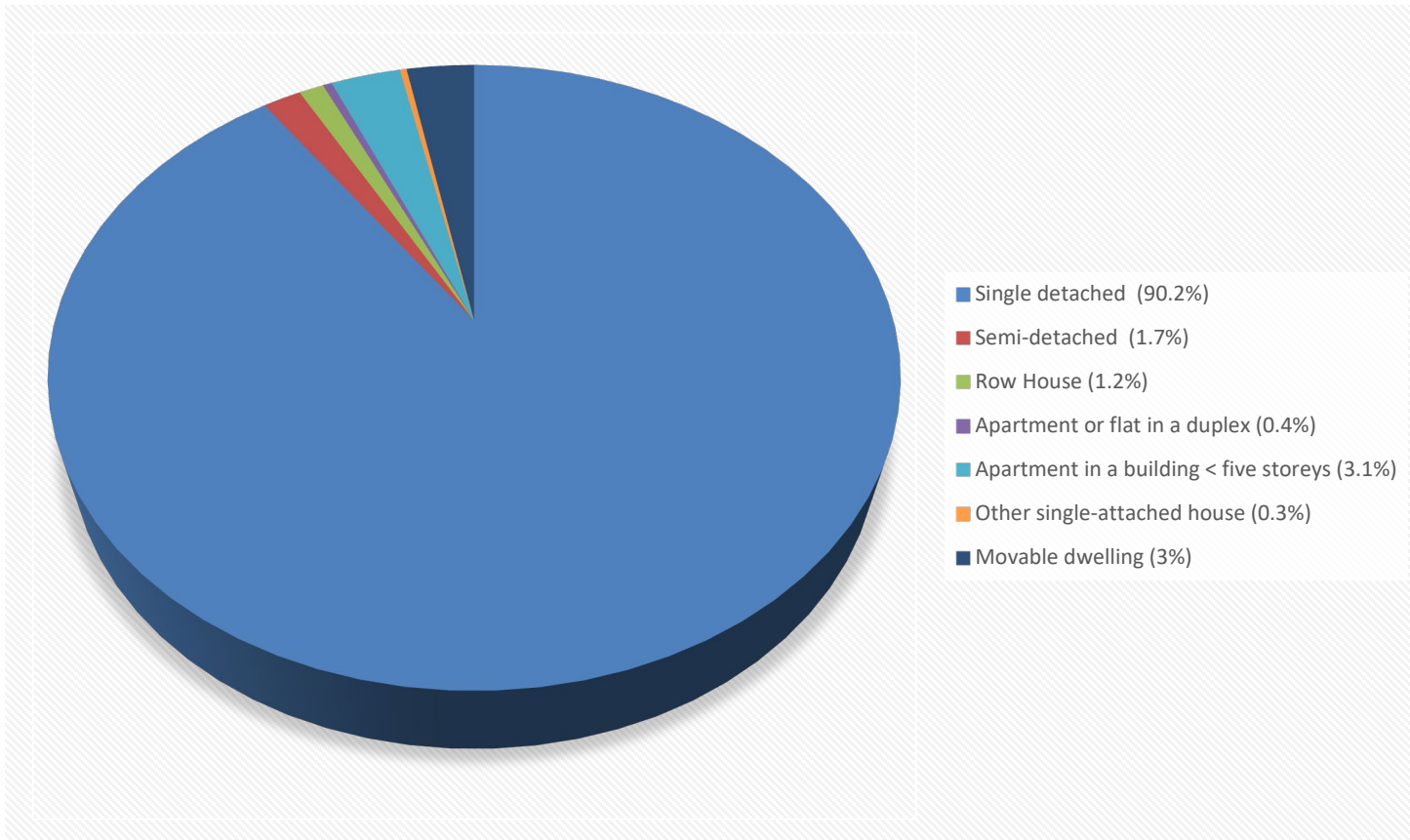
# KEY AREAS TO REVIEW

## Growth Management

- The PPS requires municipalities to plan for growth and development based on a 25-year planning horizon.
- Is there sufficient land to satisfy our future growth needs? i.e. residential, commercial, industrial
- Is our current vacant land supply for various land uses located in the right place?

# KEY AREAS TO REVIEW

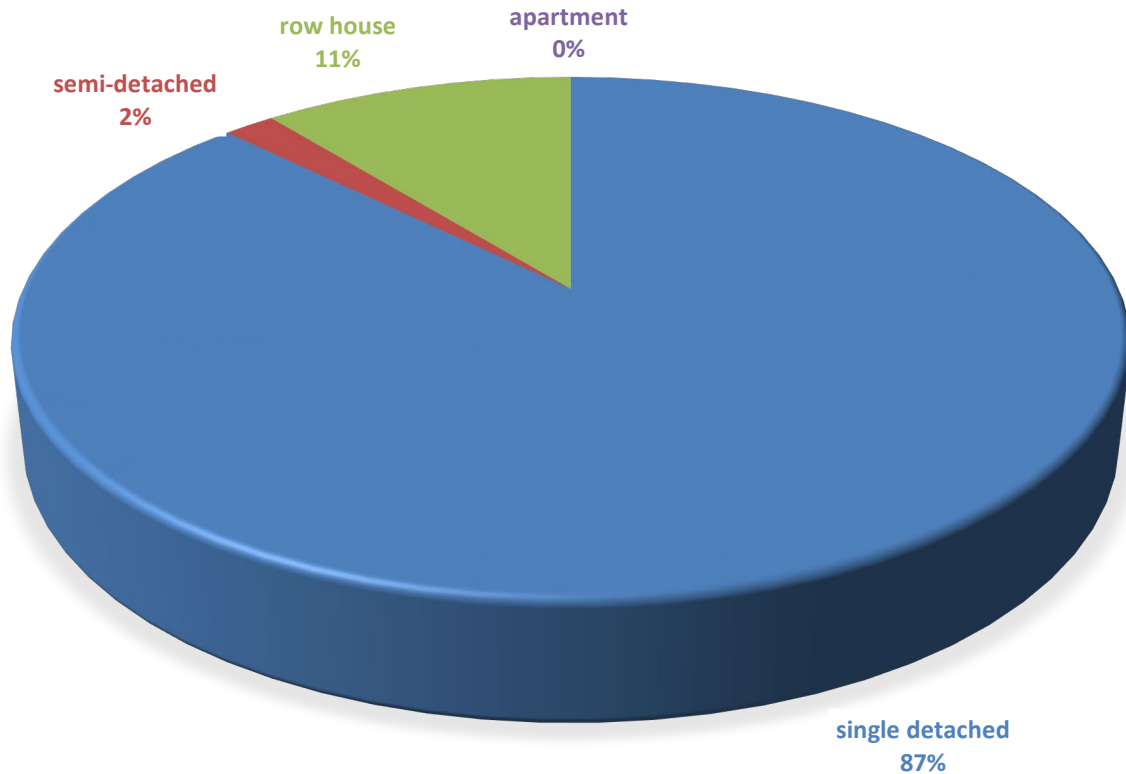
## Housing – current stock as of 2016



Source: Statistics Canada Census Profile, 2016 Census for Thames Centre, Municipality

# KEY AREAS TO REVIEW

## Housing – approved plans



# KEY AREAS TO REVIEW

## Housing

- Targets can be set according to the density or type of housing. What is the appropriate mix of housing type, considering there is currently no standard?

For example:

- Low density residential (i.e. singles, semis) – x %
- Medium density residential (i.e. townhouses, apartments 3 storeys or less) – x %
- High density (i.e. apartments 4 storeys or more) – x % - no current policy direction to allow this form of density.

# KEY AREAS TO REVIEW

## Housing

- Is the current residential intensification target of 15% for new development in the form infill and redevelopment opportunities appropriate?
- Is the current target of 20% of all housing to be affordable appropriate?
- Clarify the policy basis supporting the development of second dwelling units within existing housing stock.
- Updating our garden suite policies to ensure consistency with the Planning Act.

# KEY AREAS TO REVIEW

## Housing

- For medium density residential uses (i.e. townhouses, low-rise apartments), is the current locational criteria in the Official Plan too restrictive. At least two of the following criteria must be met:
  - Frontage on an arterial road
  - Abut major public park
  - Abut a commercial area
  - Overall development application has a land area of a least 2 hectares

# KEY AREAS TO REVIEW

## Other matters

- Alignment with the Municipality's new Strategic Plan
- Develop policies for resilient communities and preparing for the impacts of climate change.
- Develop policies to promote of reduction of greenhouse gases and improvements in air quality.
- Develop active transportation policies.
- Removal of existing policies related to green energy projects on prime agricultural land.



# Official Plan Five Year Review Project Timeline



## Project Initiation

- Develop & finalize Work Plan & Public Consultation Plan
- Agency Pre-consultation
- Launch of Project Webpage
- Public Meeting of Municipal Council

**WE ARE HERE**

Phase 1: Fall 2021



## Background Research

- Research leading to policy support & studies
- Review OP to identify opportunities/ requirements for updates
- Review applicable legislation
- Preparation of Discussion Papers
- Presentation of Discussion Papers to Municipal Council

Phase 2: Fall 2021



## Draft Official Plan Amendment

- Draft preliminary policies and present to Council
- Draft OP Amendment
- Submit draft to County & Agencies
- Refine draft OP Amendment based on County & Agency input

Phase 3: Winter 2022



## Refinement and Finalization of Official Plan Amendment

- Public Meeting and Open House (Section 17 of Planning Act)
- Refine and Finalize OP Amendment based on input
- Meeting of Council to adopt OP Amendment
- OP Amendment forwarded to County for Approval

Phase 4: Winter & Spring 2022

# THANK YOU WE WANT TO HEAR FROM YOU!

**For more information and to stay involved, visit our website:  
<https://www.thamescentre.on.ca/municipal-office/together-we-grow-again>**

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