



PLANNING ADVISORY COMMITTEE

February 3rd, 2025

AGENDA

Planning Advisory Committee

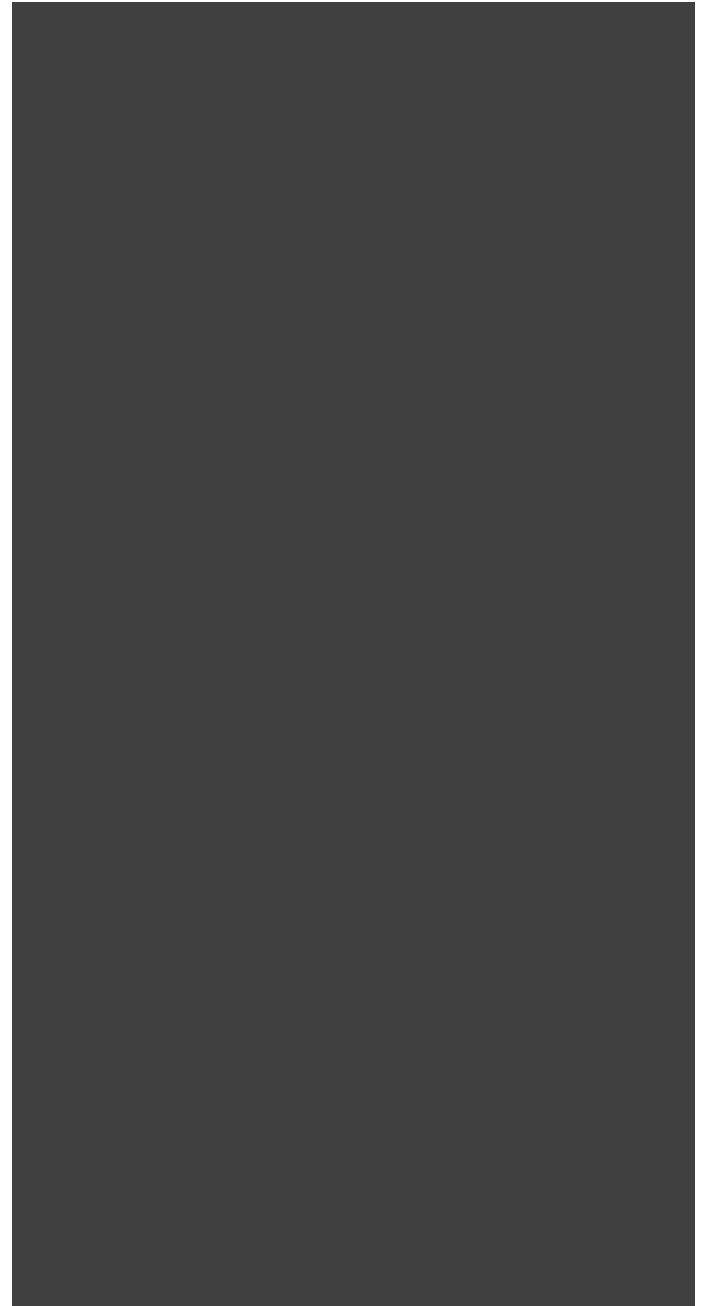
Background to the Official Plan

Official Plan Update

Next Steps



PLANNING ADVISORY COMMITTEE



PLANNING ADVISORY COMMITTEE

MANDATE provide information, perspective and recommendations to Council on broad planning matters as required from time to time; to review the provisions of the County Official Plan and related policy, and recommend to Council general amendments thereto which would be in the best interests of the County and to advise Council on general land use planning issues of County significance.

OBJECTIVES provide assistance, guidance and recommendations to Council in circumstances where the Committee's involvement can benefit Council deliberations and decisions with respect to policy issues directly related to land use planning.

PLANNING ADVISORY COMMITTEE

MEETINGS the Committee shall hold meetings as directed by the Warden.

PROCEDURE meetings will be conducted in accordance with the County Procedural By-law and practices, and guided by the Clerk.

CONFLICTS OF INTEREST members shall disclose any pecuniary interest and remove themselves from meetings for the duration of discussion with respect to that matter.

PLANNING ADVISORY COMMITTEE

INTRODUCTIONS if members of the Committee would introduce themselves.



CHAIR of the Committee to be elected at the first meeting of the Committee.

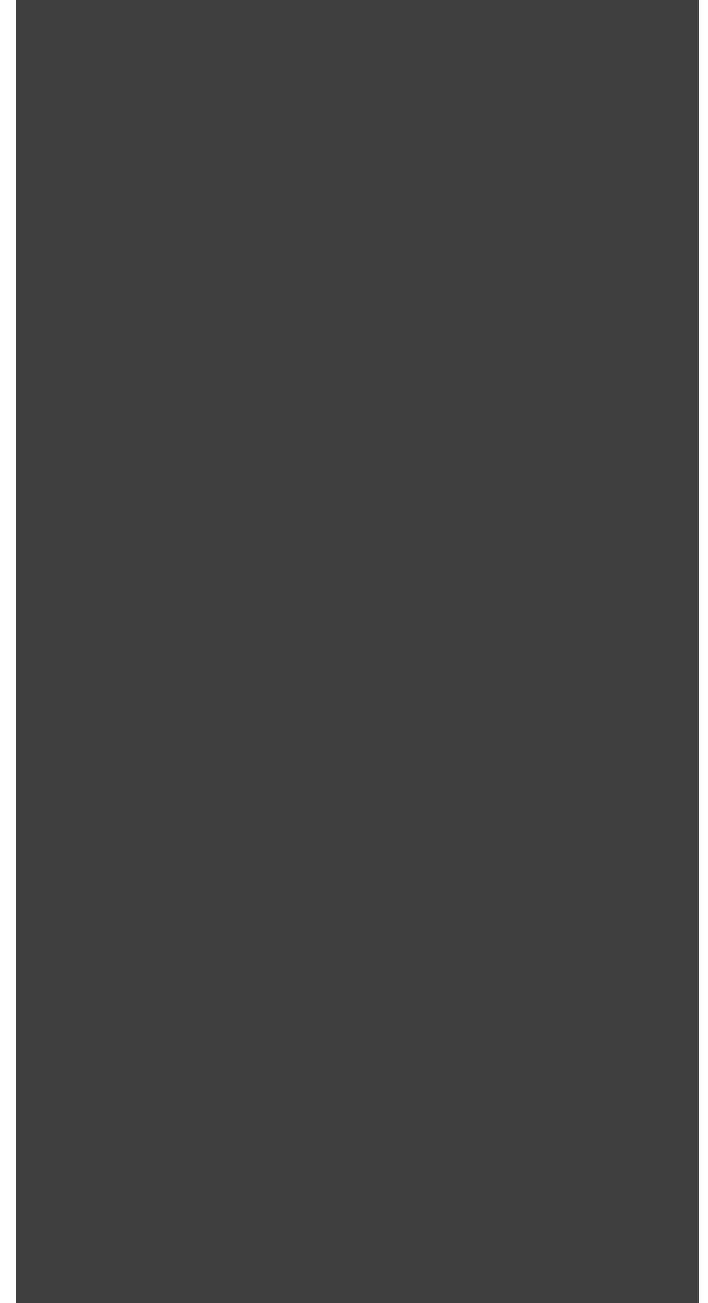


QUESTIONS if there are any questions concerning the Mission, Mandate, Objectives, or operation of the Committee.





BACKGROUND TO THE OFFICIAL PLAN

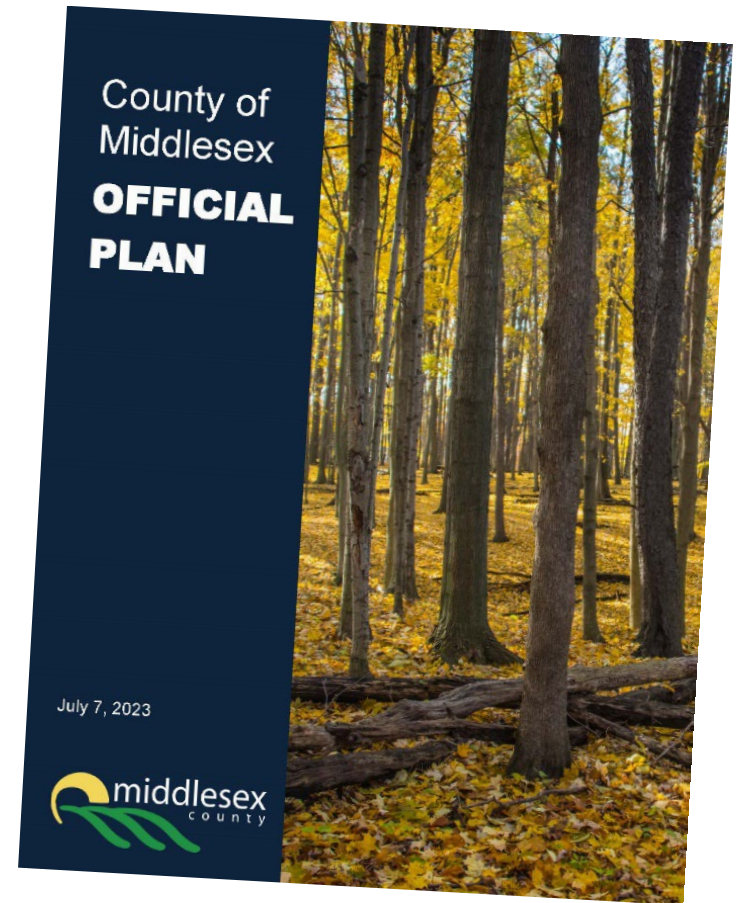


WHAT IS AN OFFICIAL PLAN?

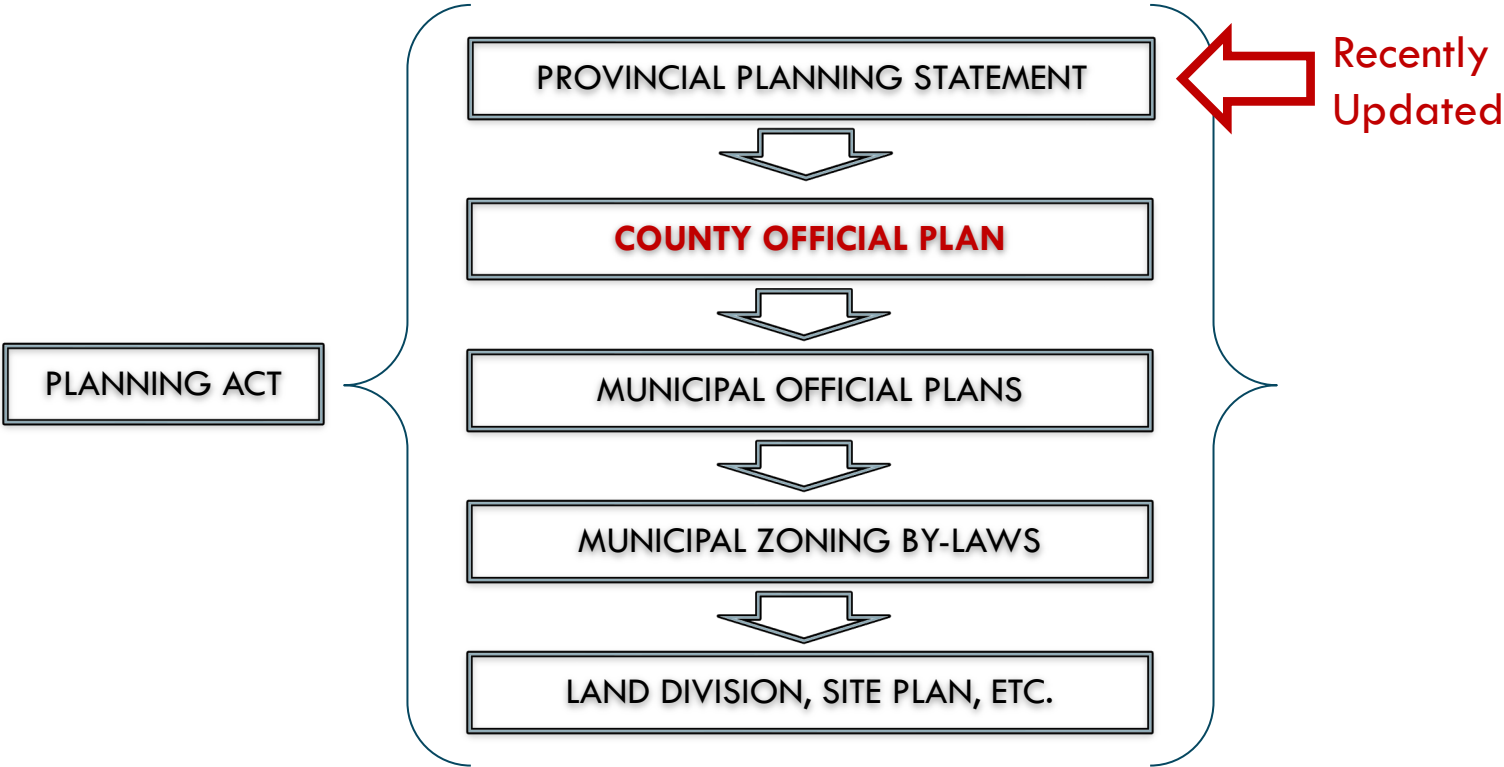
A municipal policy document created under the Planning Act that sets out a land use policy vision based on long-term goals and objectives.

Council's primary tool for making land use decisions and managing physical change.

The Planning Act states that no public work shall be undertaken and no by-law shall be passed that does not conform to the official plan.



PROVINCIAL FRAMEWORK



COUNTY OFFICIAL PLAN

Directs and guides land use policy and physical planning on a broad basis by primarily dealing with issues of Provincial and County interest.

Recognizes the planning powers and authorities vested in local municipalities and does not set out detailed local policies.

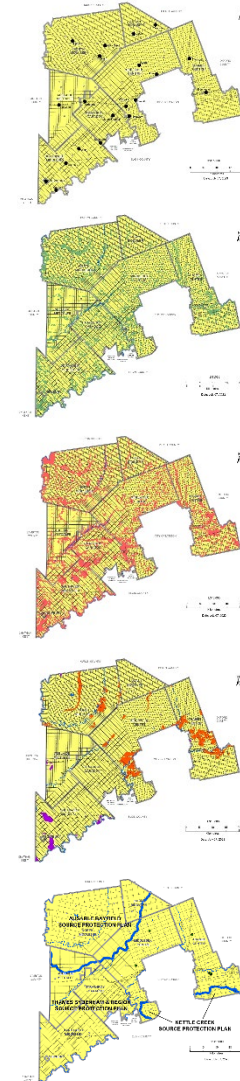
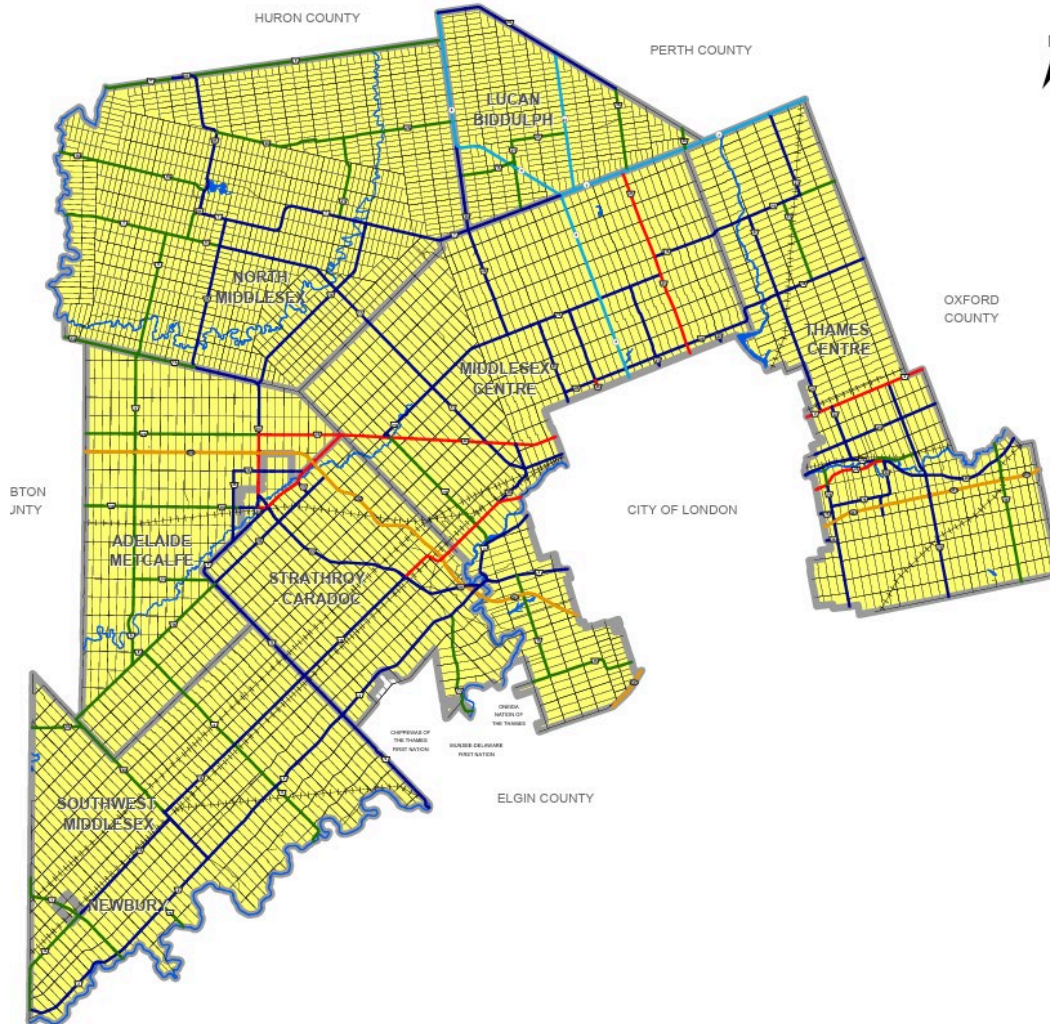
Provides a policy framework for issues such as Settlement Areas, Agricultural Areas, Resource Management, Growth Management, the Natural Environment and the provision of Physical Services.

Provides a way to evaluate and settle conflicting land uses while meeting local, County and Provincial interests.

COUNTY OFFICIAL PLAN

Natural Heritage	Agriculture	Aggregate Resources	Archeology
Forecasting Growth	Economic Development	Housing	Settlement Areas
Natural Hazards	Transportation	Development Applications	Servicing
Water Resources	Infrastructure	Community Improvement	Local Planning

COUNTY OFFICIAL PLAN



'MIDDLESEX 2046' UPDATE

A comprehensive review of the Official Plan was undertaken to:

- Align with new Provincial legislation and policies
- Ensure consistency with the Provincial Policy Statement
- Implement new County initiatives, including:
 - Cycling Strategy
 - Corporate Strategic Plan
 - Economic Development Strategy Update
 - Plan for growth until 2046

'MIDDLESEX 2046' UPDATE

Key milestones:

- July 19, 2022: County Council adopted Amendment No. 3 to the Official Plan.
- July 7, 2023: Amendment No. 3 approved with modifications by the Ministry of Municipal Affairs and Housing.

Questions concerning the Official Plan or the last update?



RESOURCES

the new **Provincial Planning Statement**

<https://www.ontario.ca/page/provincial-planning-statement-2024>

the current **County Official Plan**

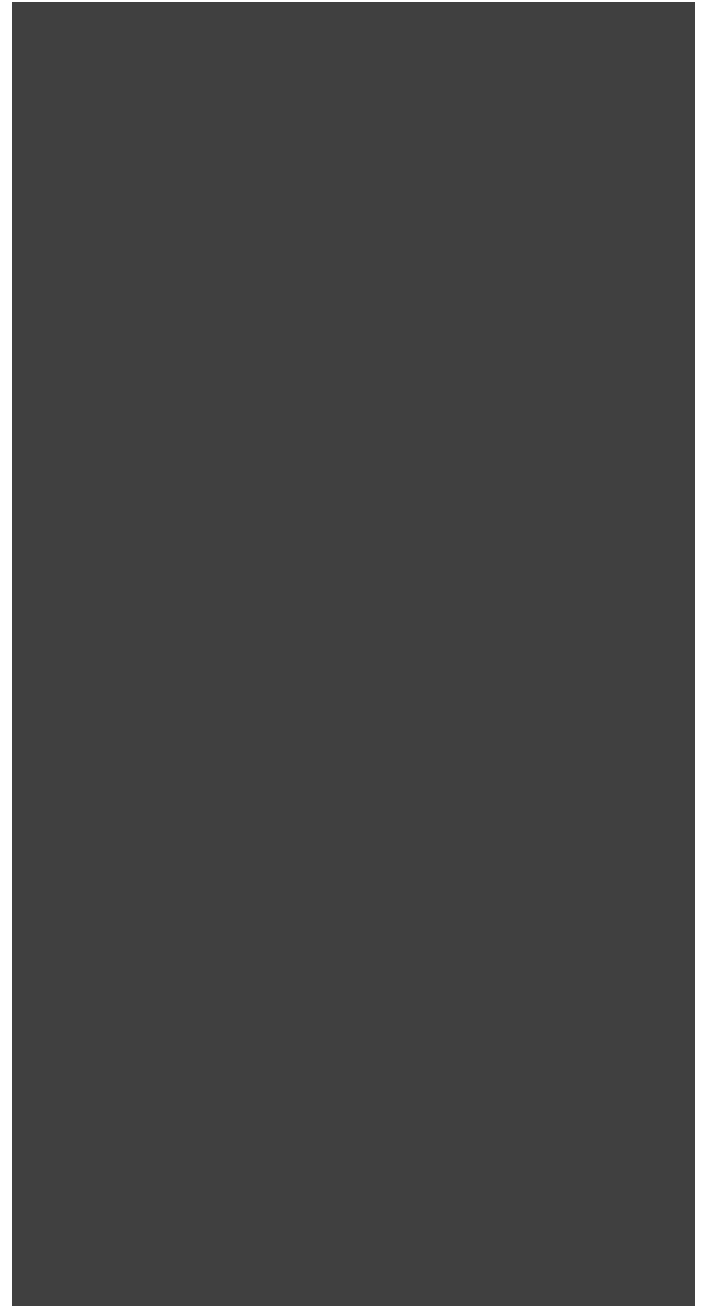
<https://www.middlesex.ca/sites/default/files/documents/Middlesex%20County%20Official%20Plan%20July%202007%202023%20consolidated%20FINAL.pdf>

the previous Official Plan update **Middlesex 2046**

<https://www.middlesex.ca/departments/planning/middlesex-county-official-plan>



OFFICIAL PLAN UPDATE



OFFICIAL PLAN UPDATE

On January 14th, 2025 County Council directed staff to undertake the update to the Official Plan in accordance with Section 26 of the Planning Act.

The Official Plan should be updated to align with Provincial policies, stay current, and meet community needs for the next 30 years.

The Official Plan recently underwent a significant multi-year update process; this update will therefore be scoped and focused.

PROVINCIAL CHANGE

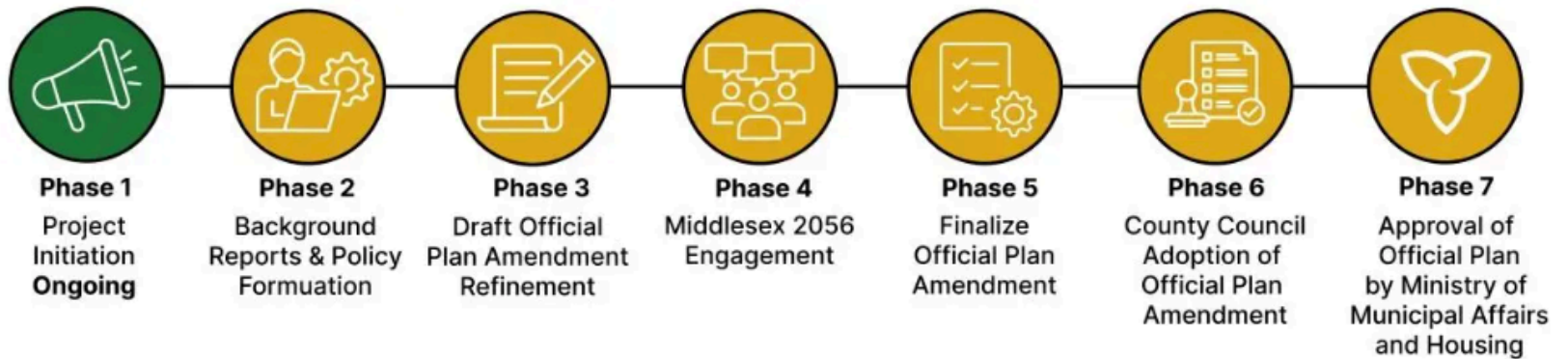
The County Plan acts as a 'bridge' between Provincial Policy and local municipal official plans by providing guidance to local plans but at a level of detail reflective of upper tier policies.

Updates must be undertaken to ensure legislative requirements are met but without otherwise disrupting the function of the Official Plan.

New Provincial Planning Statement as of October 20, 2024.

More fulsome overview of Provincial Changes to be provided through background reports.

PROCESS



Questions on the Process



REVIEW TOPICS

The Official Plan Review is proposed to be focused on four topic areas:



Housing



Agriculture



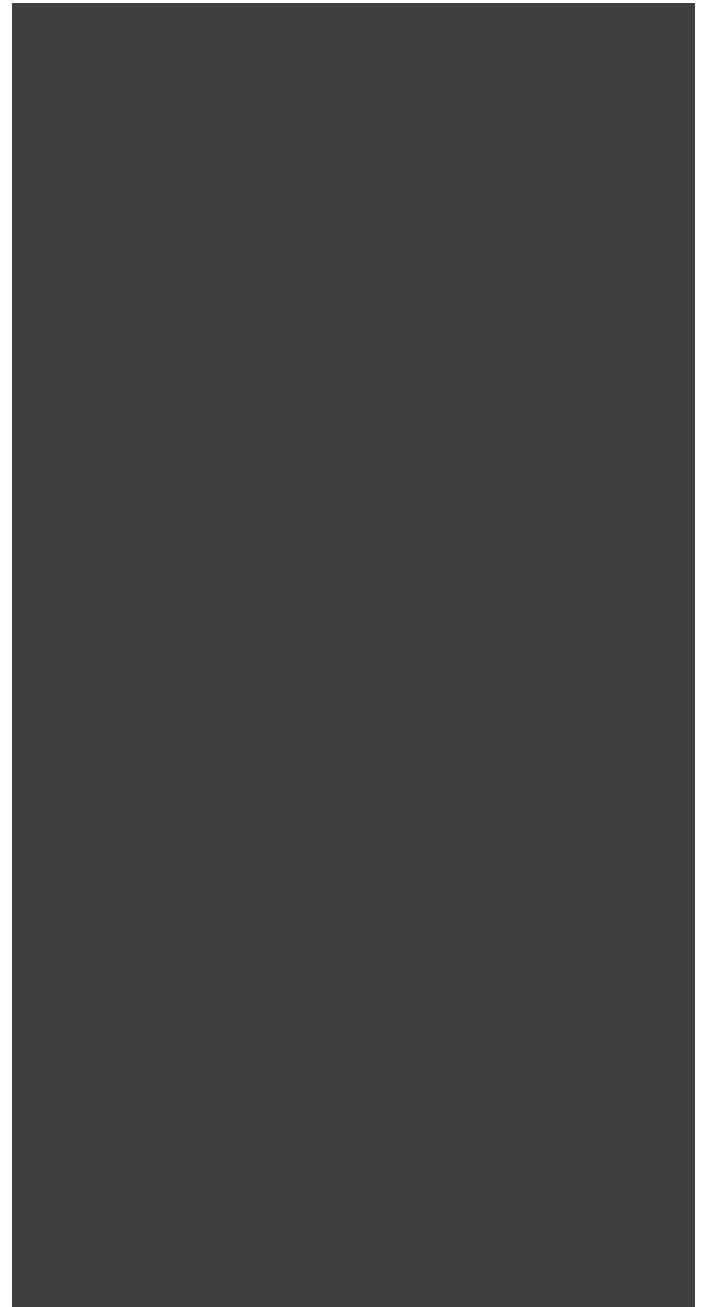
Economy



Growth & Development



HOUSING



ATTAINABLE HOUSING REVIEW

Housing challenges are a significant issue for many residents in Middlesex County, as in other communities.

The County initiated an Attainable Housing Review to:

- Assess the current housing supply and demand.
- Develop strategies to address the full spectrum of residents' housing needs.

Project vision *'Every Middlesex County resident has the opportunity to access the type of housing they need in their community'*.



ATTAINABLE HOUSING REVIEW

The Housing Continuum



ATTAINABLE HOUSING REVIEW

The reports completed as part of the Housing Review included:

- (1) What We are Hearing Consultation Summary Report
- (2) Local and Comparator Municipal Engagement
- (3) Housing Needs Assessment
- (4) Housing Best Practices
- (5) Rental Housing Resource Guide
- (6) Attainable Housing Review Final Report
- (7) Attainable Housing Review Implementation Report

Additional Resources

<https://www.middlesex.ca/living-here/attainable-housing-review>



HOUSING TOPICS TO BE CONSIDERED

Implementing recommendations of Attainable Housing Review.

Conformity exercise to align general policy direction and updated definitions with PPS.

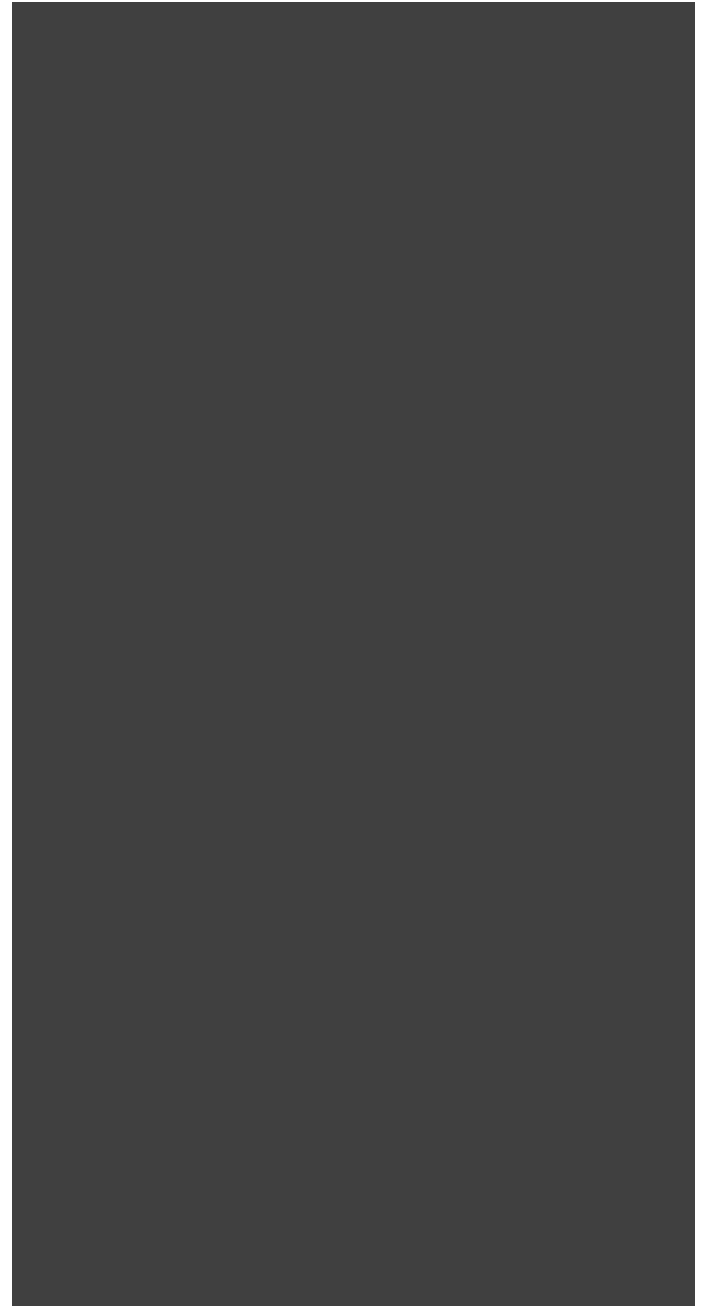
Additional Residential Unit (ARU) policies in Settlement Areas and Agricultural Areas.

Attainable Housing Review Planning Consultant will assist.





AGRICULTURE



AGRICULTURE

The predominant land use within the County and an important component of the economy and culture:

- over 1.2 billion economic impact
- 7,800 jobs (290 million wages and salaries)

Important locally and provincially: favorable climate and soils, accessibility to Canadian and US markets, and a diverse agricultural system (operations, supporting business, processing, etc).



AGRICULTURAL TOPICS TO BE CONSIDERED

PPS changes including implementing an Agricultural Systems approach.

County Council motion *“THAT staff be directed to include consideration of agriculture parcel size as part of the OPA”*

Additional Residential Units (ARUs).

Residence Surplus to a Farming Operation.

On-farm Diversified Uses (OFDUs).

Agricultural Consultant will assist.





ECONOMY

ECONOMY

Middlesex County economic development activities are focused on four key sectors: Agri-Business, Manufacturing, Small Business and Tourism.

CBRE Tourism Consulting (in partnership with County Economic Development, Planning and the Ministry of Tourism, Culture and Gaming) undertook an inventory of tourism assets, review of attractions, and developed guidelines for land use planning.

Focus on three opportunities:

- Glamping and Outdoor Adventures
- Small Hotel or Retreat Centre
- Microbrewery



ECONOMY RELATED TOPICS TO BE CONSIDERED

PPS and Planning Act changes pertaining to Employment Areas.

CBRE Tourism Toolkit land use recommendations.

Renewable Energy.

Regional Economic Opportunities.

Employment Projections.

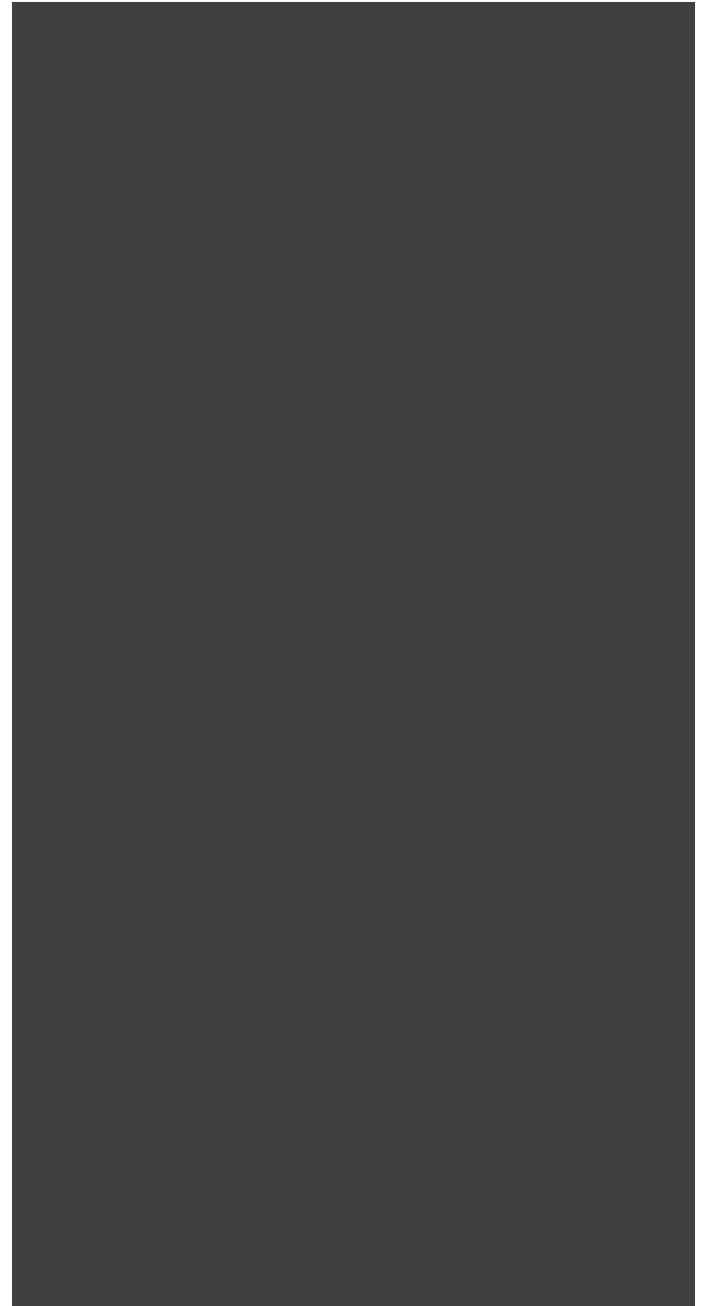
County Council Strategic Plan.

Economic Development Department will assist.





**GROWTH AND
DEVELOPMENT**



GROWTH AND DEVELOPMENT

Middlesex County is located in one of the fastest growing regions in Canada.

Development across the County has increased (from different baselines) and across all types of applications.

Accelerating regional housing market.

Growth presents both opportunities to enhance communities and challenges that require thoughtful planning and collaboration to address effectively.



GROWTH & DEVELOPMENT RELATED TOPICS

Population, Housing & Employment Projections based on Ontario Population Projections published by the Ministry of Finance.

Intensification & Redevelopment.

Policy direction pertaining to local Settlement Area Boundary Expansions following the removal of Municipal Comprehensive Reviews.

Consulting Economist will assist.



ADDITIONAL CONSIDERATIONS

The Committee may identify further areas or questions that could form part of the review.





NEXT STEPS |

NEXT MEETING

The next agenda will likely include Housing related matters and seek the Committee's input on the Engagement Plan.

Canvas the Committee for potential meeting dates.

