

PLANNING ADVISORY COMMITTEE
MINUTES

Thursday, February 17, 2022, 1:00 PM
Middlesex County Building
399 Ridout Street North, London
Virtual Meeting

(TO BE APPROVED)

Members Present Brad Richards
 Jim Maudsley
 Ian Brebner
 Warden Warwick
 Councillor Cornelissen
 Councillor Mayhew

Also Present Durk Vanderwerff, Director of Planning
 Marci Ivanic, Legislative Services Manager/Clerk
 Chris Traini, County Engineer
 Cindy Howard, GM Finance and Community Services
 Ben Shantz, Economic Development Officer
 Tim Williams, Senior Planner
 Erin O'Hoski, Boulevard Strategy Group

1. CALL TO ORDER

Chair Richards called the meeting to order at 1:00pm.

2. PROVISION FOR DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None.

3. MINUTES

3.a Minutes of the January 19, 2022 meeting of the Planning Advisory Committee

Moved by Jim Maudsley
Seconded by Councillor Mayhew

THAT the Minutes of the January 19, 2022 meeting be approved as presented.

Carried

4. ACTION ITEMS

4.a Official Plan Communication and Engagement Strategy

Overview from Erin O'Hoski, Boulevard Strategy Group. Presentation attached.

4.b Official Plan Review - Continued

Presentation from Durk Vanderwerff, Director of Planning continued on the following topics:

4.b.1 Economy

4.b.2 Development

4.b.3 Housing

4.b.4 Other Considerations

Moved by Warden Warwick

Seconded by Councillor Mayhew

THAT the following policy be included as part of the Official Plan consultation process:

The County encourages local municipalities to include policies in their local official plan addressing considerations including minimizing the loss of agricultural land, addressing the retention of outbuildings with the residence surplus to a farming operation including maximum building size and permitted uses, adequacy of services, and Minimum Distance Separation.

Carried

Moved by Councillor Cornelissen
Seconded by Warden Warwick

THAT the following policy be included as part of the Official Plan consultation process:

Stewardship by landowners to encouraged to support the wise management of agricultural and water resources and contribute to the protection, restoration and management of natural areas and the health and integrity of the environment. The safe and effective management of land-applied materials containing nutrients supports agriculture and safeguards the environment and protects surface and ground water sources.

Land application of manure, biosolids and septage is regulated by the Province in accordance with the Nutrient Management Act, the Clean Water Act, the Sourcewater Protection Act, and the Environmental Protection Act. Land application of manure, biosolids and septage shall follow the requirements of the above noted legislation, and the regulations made under those Acts.

The storage of biosolids, similar to traditional fertilizer, shall be stored in a manner that ensures the protection of surrounding properties, watercourses and the environment while mitigating conflicts with adjacent land uses. The processing and/or storage of predominantly non-agricultural source materials such as biosolids for the purpose of distribution are considered industrial uses and therefore subject to site plan control to mitigate land use conflicts and address matters such as stormwater management, setbacks, screening, buffering, etc.'

Carried

Moved by Warden Warwick
Seconded by Brad Richards

THAT staff be directed to develop a policy to address inadvertent merger due to legal oversight for consideration by the Committee and the public.

Carried

Moved by Ian Brebner
Seconded by Jim Maudsley

THAT a policy providing for the permanent use of residential units for farm help and requiring local official plans to address matters such as location, size, services, access, MDS, etc., of such units be included in the Official Plan consultation process.

Carried

5. CORRESPONDENCE AND INFORMATION ITEMS

5.a Middlesex County 2021 Census Population and Dwellings

6. INQUIRIES

None.

7. NEW BUSINESS

The next meeting was set for April 14, 2022 at 1:00pm.

8. ADJOURNMENT

The meeting was adjourned at 3:00pm.

Marci Ivanic, County Clerk

Brad Richards, Chair



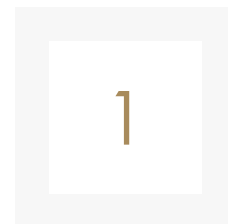
MIDDLESEX 2046

Official Plan Communication and Engagement Strategy

Planning Advisory Committee
February 17, 2022

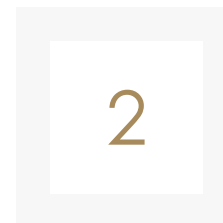
Today's Objectives

Present the Strategy



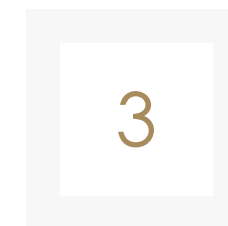
- Overview of tactics.

Obtain your feedback



- Necessary revisions or considerations during implementation.

Ask for your support

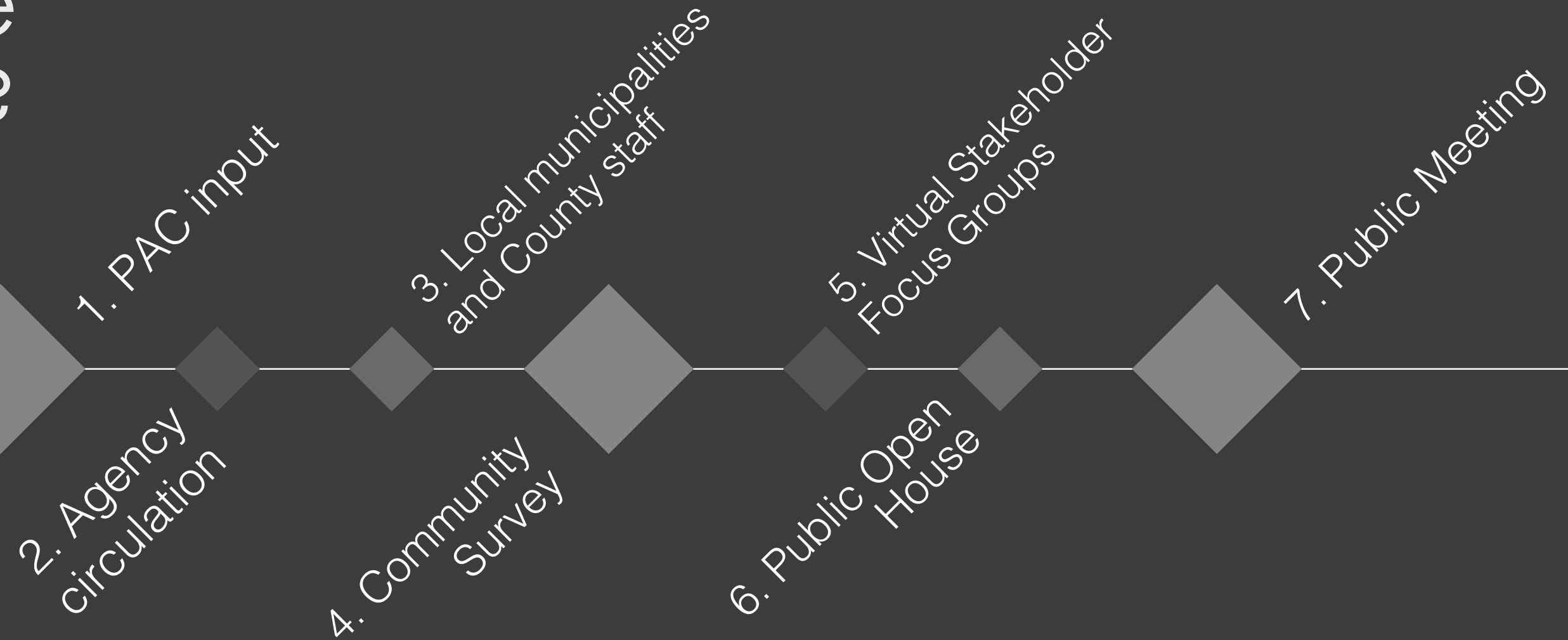


- Committee members to be champions during the engagement process.

Middlesex 2046

Preparing for growth – key messages

How will we engage?



...Final OPA adoption targeted for late spring 2022, with PAC review of consultation results prior to Council presentation.

Topics for Information

Background and context for participants.

Population & Housing Projections

Growth scenarios over the next 25 years demonstrate a faster rate of growth than the past 25 years (Watson and Associates scenarios).

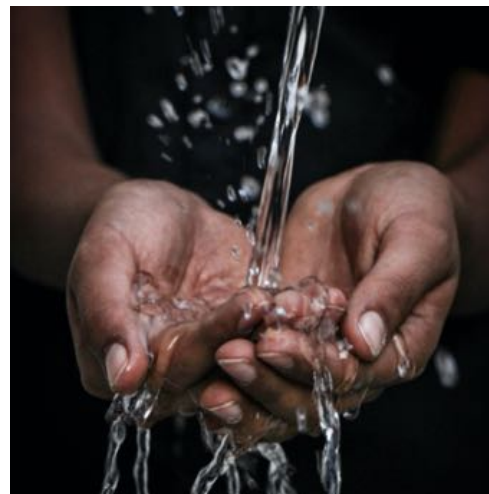


Provincial Change

Planning context overview, new provincial regulations and legislation (GSP provincial changes report).

Source Water Protection

Heavily provincially regulated area, relevant links available on middlesex.ca



Other Considerations

Technical updates, healthy communities, planning changes in Newbury.



Topics for two-way engagement

Community Transportation

- General feedback on community transportation pilot project.

Agriculture

- How can we continue to protect our County's rich agricultural land?
- Let's talk about farm sizes and surplus dwellings.

- How can we continue to protect species and ecosystems?

Natural Heritage

Economy

- How do you feel about the availability of jobs and the variety of employment options in Middlesex County?
- What are Middlesex County's greatest strengths for tourism?
- Is the County's infrastructure business friendly?

- Let's talk about accommodating growth in Middlesex County.
- Tell us what the ideal Middlesex County neighbourhood looks like in 2046?
- What do great subdivisions look like?
- How can we fit more housing and jobs into our urban areas?

Development

Housing



- Let's hear your thoughts on how the availability and affordability of housing is changing in Middlesex County.
- What kind of housing options would make homeownership and rentals more affordable?
- Would you like to participate in the upcoming Attainable Housing Strategy?

Raising Awareness

Information and Invitations

Official plan webpages (middlesex.ca)

County social media

Digital story map*

Formal invitations/ correspondence

Leveraging PAC networks

Leveraging Council networks

Next Steps

- Update strategy per your feedback.
- Update webpages.
- Develop story map.*
- Prepare social media messages.
- Outreach to commenting agencies.
- Collaboration with local municipalities.
- Develop community survey.
- Host virtual stakeholder workshops.
- Outreach to First Nations.
- Public notice.
- Virtual Open House.
- Virtual Public Meeting.
- Consultation Report.

Final Ask

PAC Members as champions during the engagement process.



Thank You!

Erin O'Hoski, Principal

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[linkedin.com/in/eohoski](https://www.linkedin.com/in/eohoski)

PLANNING ADVISORY COMMITTEE OFFICIAL PLAN REVIEW

Agenda:

- Planning Advisory Committee
- County Official Plan
- Discussion Topics
- Next Steps

A photograph of a construction site for a building with a complex metal frame. Several workers are gathered around a table, looking at plans. The word "ECONOMY" is overlaid in large white letters. The background shows the skeletal structure of the building, with some walls partially covered in green insulation. A fire extinguisher is visible near a window on the right. The floor is concrete, and there are some construction materials scattered around.

ECONOMY

STRATEGY ALIGNMENT

- County Council approved two significant strategic documents
 - Corporate Strategic Plan 2021 to 2024
 - Economic Development Strategy Update 2021 to 2025
- Important that the County's land use planning policies as expressed in the Official Plan are aligned with these strategic documents
- MDB Insight completed the Economic Development Strategy Update and undertook a planning policy alignment exercise



CORPORATE STRATEGIC PLAN OBJECTIVES (Related)



Connecting Through Infrastructure

Encourage and advocate through partnerships, the construction of scalable, equitable broadband infrastructure recognizing our unserved and underserved areas



Strengthening our Economy

Support opportunities to create stronger and sustainable agriculture sector

Create an environment that enables the attraction and retention of businesses, talent and investment

Support the development and prosperity of downtown core areas

ECONOMIC DEVELOPMENT STRATEGY OBJECTIVES



Invest in people and places via rural revitalization



Attract investment in tech-based manufacturing, food production, and ag-tech



Entice talented workers and entrepreneurs to relocate here by leveraging the pace of rural life and nearby urban amenities



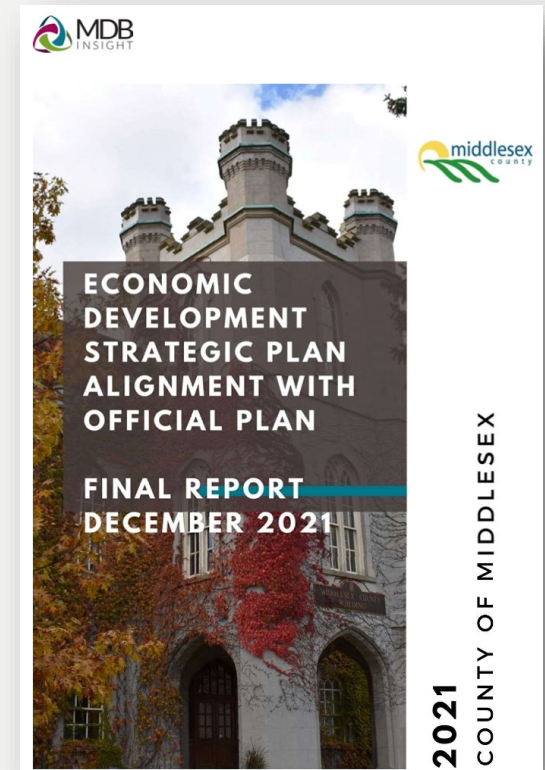
Advocate for investment readiness and implement improvements in business development services

ECONOMIC DEVELOPMENT STRATEGY THEMES

- Lifestyle is a key differentiator
- Location spurs business growth and entrepreneurship
- Broadband, transit, and infrastructure gaps limit growth
- Challenges of attracting and retaining talent
- Lack of housing options to accommodate growth
- Focus on agriculture and technology-based development
- Potential for remote workers
- Targeted focus on main streets and rural tourism
- Foreign Direct Investment should build on existing strengths
- Focus on cohesion and collaboration

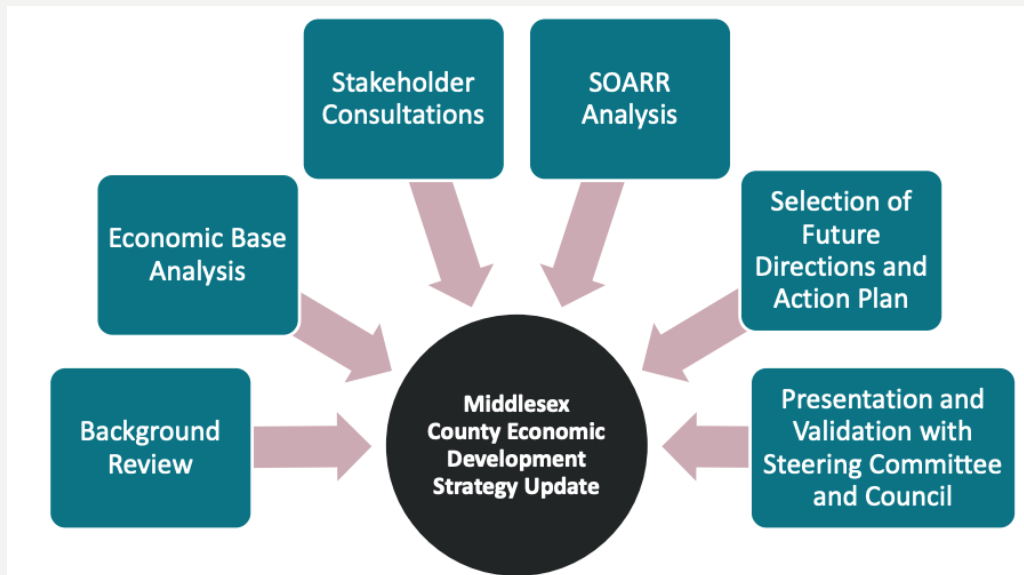
DEVELOPING POLICY

- MDB Insight identified a range of policy topics that should be supported by and reflected in the Official Plan
- Provided a matrix of policy statements that compare the County's current policy direction against the approach others have taken to address similar issues
- Prepared draft policy recommendations to modernize policy language that more effectively support sustainable economic growth in a rural setting



STEERING COMMITTEE

- MDB Insight worked with the Steering Committee from the Economic Development Strategy Update to build upon previous consultation and analysis
- Stakeholder representatives of County Council, local municipalities, OFA, Workforce Planning, CFDC, tourism, PAC and Economic Development



RECOMMENDED POLICIES SUPPORTING

- **Broadband Infrastructure**
- Agriculture / Agri-Business Opportunities
- **Employment Lands**
- Economic Diversity / Economic Prosperity
- **Arts, Cultural and Tourism**
- Quality of Place and Cultural Heritage
- Affordable and Accessible Housing
- Community Improvement Plans

Policies in bold explored in following slides

BROADBAND INFRASTRUCTURE

The Draft Working Copy of the Official Plan includes wording to support the construction of scalable, equitable broadband infrastructure and requires the installation of broadband infrastructure within new development

Wording proposed to be added to 'Economic Development' policies:

Broadband infrastructure will be supported within the County as a means to encourage future employment opportunities including home-based businesses, self-employment, attraction of new businesses (particularly those within the creative and knowledge economies) and ensuring the commercial viability of existing businesses particularly within our towns, villages and hamlets. The County supports the provision of reliable, consistent, high quality and affordable telecommunications throughout the County.

Discussion



EMPLOYMENT LANDS

Wording proposed to be added to 'Economic Development' policies:

Rural Industrial Lands are intended to provide locations for business activities that may be better served by sites outside urban areas,

The County encourages municipalities to designate Rural Industrial Lands to accommodate industrial, manufacturing, and creative rural economy uses that typically require a larger building, larger lot, or outdoor storage area than is appropriate within the County's rural context. These uses often require separation from sensitive land uses to ensure compatibility and minimize off site adverse impacts. Example: truck stops, warehousing, transport terminals, visitor information centres and vehicle refueling centres,

Rural Industrial Lands shall be designated for industrial and limited commercial uses which do not use significant amounts of water in their operations, and which do not produce significant amounts of effluent, consistent with rural servicing levels which rely on private water and sanitary sewage systems.

Discussion



ARTS, CULTURAL AND TOURISM

Wording proposed to be added to 'Economic Development' and 'Agricultural Area' policies:

A vibrant, dynamic arts and culture community contributes to the growth, prosperity and vibrancy of the County. Arts, Culture and Tourism adds to the uniqueness of the County and provides significant and vital contributions, both directly and indirectly, to economic development, quality of place, community sustainability and tourism.

The County will promote the development of agri-tourism and will work with member municipalities and agricultural representatives to explore options for the development of local agri-tourism, including identifying strengths, unique local attributes, opportunities, and potential links with value-added agriculture, local foods, potential new product markets, local heritage, recreation opportunities, and natural heritage and identifying the facilities, infrastructure, and resources necessary to support an agri-tourism industry. The development of agri-tourism must not interfere with agricultural operations.

Discussion



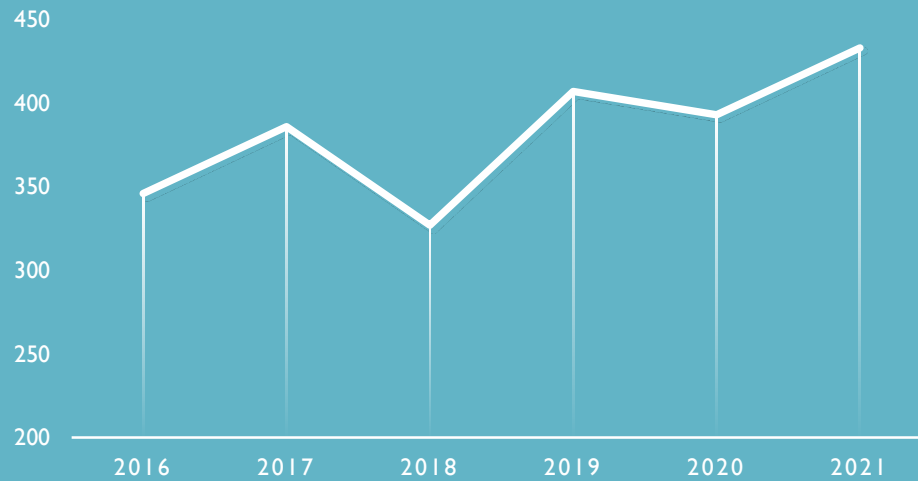
DEVELOPMENT

A construction worker with a grey beard, wearing a white hard hat and a yellow t-shirt, is focused on cutting a piece of light-colored wood. He is using a yellow and black DeWalt circular saw. The worker is wearing a black tool belt with various tools visible. The background shows a construction site with greenery and trees under a clear sky. The word "DEVELOPMENT" is overlaid in large, bold, white capital letters across the center of the image.

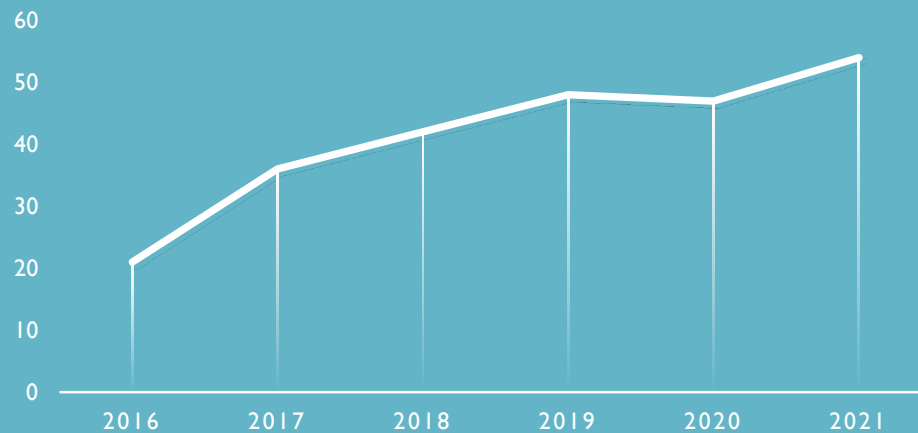
BACKGROUND

- Development across the County has increased (from different baselines) and across all types of applications
 - Development in the busiest settlements continues at even faster pace
 - Development occurring within settlements that have until recently experienced slower growth
 - Reactivation of dormant files
- Accelerating regional housing market

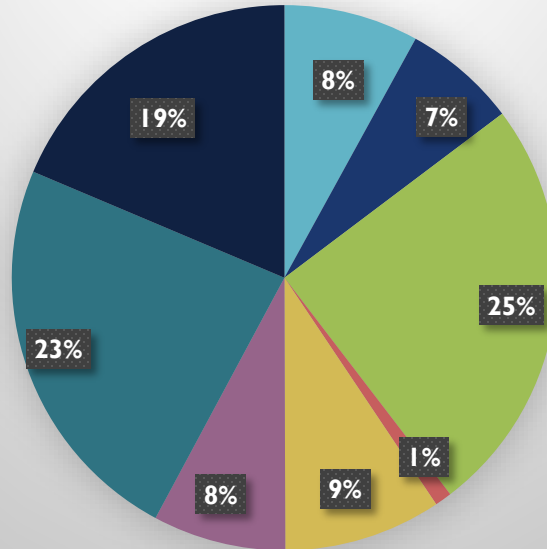
LOCAL APPLICATIONS 2016-2021



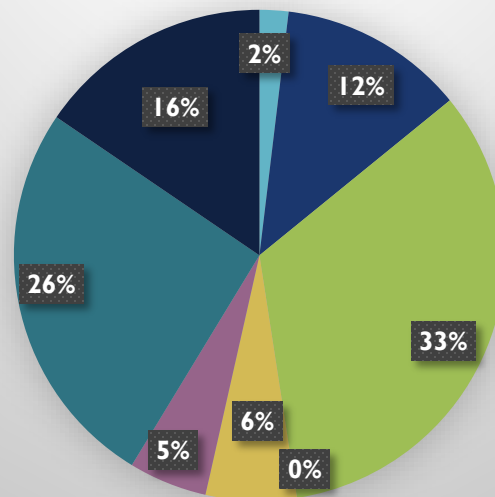
SUBDIVISION / CONDOMINIUMS 2016-2020



Local Applications



Approval Authority Applications



- Adelaide Metcalfe
- Lucan Biddulph
- Middlesex Centre
- Newbury
- North Middlesex
- Southwest Middlesex
- Strathroy-Caradoc
- Thames Centre

2021 CENSUS

POPULATION					Estimate 2022	County Projections		
	Census 2016	Census 2021	Census % Change	Annualized % Growth		Low 2021	Reference 2021	High 2021
Adelaide Metcalfe	2,990	3,011	0.7%	0.14%	3,015	3,100	3,200	3,170
Lucan Biddulph	4,700	5,680	20.9%	3.86%	5,899	5,400	5,500	5,570
Middlesex Centre	17,262	18,928	9.7%	1.86%	19,280	19,300	19,600	20,080
Newbury	466	440	-5.6%	-1.14%	435	490	500	500
North Middlesex	6,352	6,307	-0.7%	-0.14%	6,298	6,600	6,600	6,610
Southwest Middlesex	5,723	5,893	3.0%	0.59%	5,928	5,900	6,000	5,980
Strathroy-Caradoc	20,867	23,871	14.4%	2.73%	24,522	23,300	23,700	24,100
Thames Centre	13,191	13,980	6.0%	1.17%	14,143	14,400	14,600	14,720
Middlesex County	71,551	78,110	9.2%	1.77%	79,492	78,490	79,700	80,730
London	383,822	422,324	10.0%	1.93%				
Middlesex Census Division	455,526	500,563	9.9%	1.90%				

- The 2021 Census municipal population numbers were recently released

2021 CENSUS

DWELLINGS	Census 2016	Census 2021	Census % Change	Annualized % Growth	Estimate 2022	County Projections		
						Low 2021	Reference 2021	High 2021
Adelaide Metcalfe	992	1,013	2.1%	0.42%	1,017	1,020	1,020	1,030
Lucan Biddulph	1,785	2,115	18.5%	3.45%	2,188	1,970	2,010	2,040
Middlesex Centre	5,983	6,695	11.9%	2.27%	6,847	6,550	6,650	6,760
Newbury	179	187	4.5%	0.88%	189	180	180	180
North Middlesex	2,336	2,391	2.4%	0.47%	2,402	2,370	2,390	2,380
Southwest Middlesex	2,354	2,407	2.3%	0.45%	2,418	2,390	2,390	2,400
Strathroy-Caradoc	8,294	9,453	14.0%	2.65%	9,704	9,050	9,180	9,320
Thames Centre	4,924	5,186	5.3%	1.04%	5,240	5,240	5,290	5,350
Middlesex County	26,847	29,447	9.7%	1.87%	29,996	28,770	29,110	29,460
London	163,140	174,657	7.1%	1.37%				
Middlesex Census Division	190,045	204,157	7.4%	1.44%				

- The 2021 Census dwelling numbers were recently released
- Represents occupied private dwellings by usual residence

TRENDS & OBSERVATIONS

- 25% increase in local applications (consents, zoning by-law amendments, minor variances, etc)
- More frequent housing infill and redevelopment within existing neighbourhoods
- Greater complexity of 'planning related' issues such as hydrological, environmental, servicing, and legal
- Average 44 applications annually to sever a residence surplus to a farming operation, however a declining trend
- Increased commercial development



TRENDS & OBSERVATIONS

- 100% increase in subdivision and condominium activity
- Larger subdivision phases being developed and less time between phase registration
- Annual average 11 plan registrations for 417 lots / units
- Subdivisions with greater mix of unit types (not just single detached)
- Greater volume and complexity of condominium developments



TRENDS & OBSERVATIONS

- Evolving building forms including apartment buildings and other infilling proposals – some forms that have not traditionally occurred within Middlesex
- It is not uncommon that residents express compatibility concerns when increased density / infilling / redevelopment is proposed
- There may be longer-term land use planning implications as a result of COVID-19
- Many such developments are in the early stages of approvals and building



NEW FORMS OF DEVELOPMENT



A photograph of a single-story brick house with a grey shingled roof. The house features a bay window on the left, a central entrance with a small porch, and a garage on the right. The front yard is landscaped with various plants, including tall grasses, shrubs, and potted flowers. The word "HOUSING" is overlaid in large, bold, white capital letters across the center of the image.

HOUSING

INTRODUCTION

Ontarians on the Move, 2021 Edition. #1 -The Big Picture

Mike Moffatt Feb 11, 2021 · 6 min read

First in (what I hope) will be a series on population growth, migration, and what's going on with Ontario's housing market.

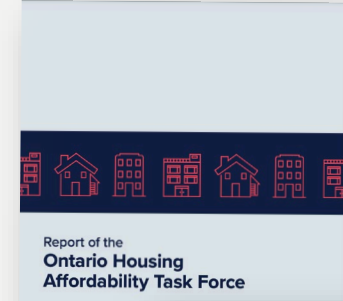
Exodus from Toronto powers London-area's population growth

New data from Statistics Canada seems to back up realtor claims about out London's housing

The London Free Press

What an 'average' home looks like in your Southwestern Ontario city

Housing is a complex issue that has important implications for local communities and is clearly in the midst of a period of rapid change ..



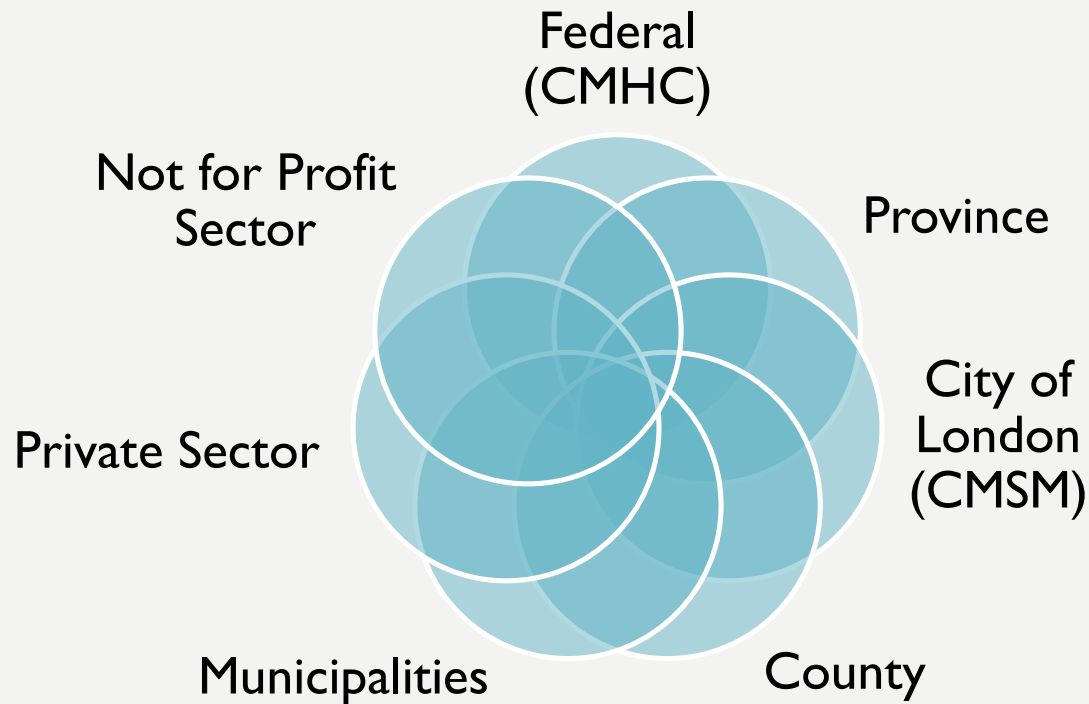
Homeless Prevention and Housing Plan:
2019 - 2024
Middlesex County



INTRODUCTION

- The recently updated County of Middlesex Economic Development Strategy Update, which involved extensive community and business engagement, identified that the lack of diverse and affordable housing is impacting the ability to attract and retain talent
- Residential development is occurring across the County at a much higher rate than in the past while at the same time housing purchase prices and rental costs are increasing at a faster rate relative to household incomes
- The survey in support of the Community Safety and Well Being Plan heard from residents that lack of affordable housing and lack of rental housing were the most pressing housing issues in Middlesex County

HOUSING RESPONSIBILITIES



ATTAINABLE HOUSING REVIEW

- The County was recently successful in its application to receive Provincial funding to undertake an 'Attainable Housing Review' that will:
 - examine the Housing Continuum



- identify gaps in the provision of housing and corresponding strategies for attainable housing with an emphasis on the factors that can be locally influenced
- develop wording, in plain language, that summarizes the housing issues and options for the public so that they can gain access to information and services related to housing



ATTAINABLE HOUSING REVIEW

- The Attainable Housing Review will extend beyond the timing of the Official Plan update and will be subject to focused consideration by County Council
- It is recommended that the housing policy language be enhanced at this time while recognizing that more extensive changes likely will be undertaken in the future if recommended by the Review
- It is also recommended that the Official Plan public consultation note that the Attainable Housing Review will soon start and seek participants to register for the community engagement component of that project

PROVINCIAL POLICY STATEMENT

- Encourages healthy, liveable and safe communities including an appropriate affordable and market-based range and mix of residential types
- Municipalities must identify targets for intensification and redevelopment; for the provision of housing which is affordable to low and moderate income households; and promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit
- Municipalities must provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents

[Policies 1.1.1.b), 1.1.3.2, 1.2.4.c), 1.4.3]

PROVINCIAL POLICY STATEMENT

- Defines Affordable:

“a) in the case of ownership housing, the least expensive of: 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

b) in the case of rental housing, the least expensive of: 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area”

PROVINCIAL POLICY STATEMENT

- Defines Housing Options:

“a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses”

COUNTY OFFICIAL PLAN

- Addresses housing primarily within Section 2.3.7 and directs local municipalities to create policies that encourage a range of housing types, housing densities and housing options
- The Official Plan sets a 20% affordability target and requires that 15% of all development occur by way of intensification and redevelopment and that this occur primarily within Settlement Areas where an appropriate level of servicing is available
- Official Plan further directs local municipalities to include criteria for intensification and redevelopment
- Includes language that does not appear to be reflective of the changing housing market

PRELIMINARY POLICY OPTIONS

- There is a need to increase the diversity of housing options that are suitable and attainable for younger families and the aging population
- A planning response is to encourage alternative (to single detached dwellings) built-forms including townhouses, rowhouses, garden suites, apartments, tiny homes, additional residential units, etc
- Community Improvement Plans (CIPs) are another planning tool that allows municipal funding of projects to encourage revitalization or stimulate development and often support the provision of affordable housing
- The Official Plan should be connected and related to the County's Homeless Prevention and Housing Plan

PRELIMINARY POLICY OPTION ADDITIONAL RESIDENTIAL UNITS

- the Planning Act requires that municipalities include policies within Official Plans to permit Additional Residential Units (ARUs) essentially in all areas:
 - 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
 - for a total of three residential units on a property



ADDITIONAL RESIDENTIAL UNITS

- ARUs are self-contained dwellings with sleeping accommodation, kitchen, and bathroom facilities
- Often referred to as Secondary Units or Suites, Accessory Units, or Basement Apartments and may also include Tiny Homes
- Generally thought to be a cost effective and less intrusive way to increase the supply and diversity of primarily rental housing in communities
- Expanding housing options while making efficient use of existing resources and infrastructure while supporting income-integrated communities
- Often different policy approaches for urban vs rural areas

ADDITIONAL RESIDENTIAL UNITS

- Canada Mortgage and Housing Corporation (CMHC) completed a 'Housing Market Insite Report – Secondary Units in Ontario' for larger urban centres including London
- Their research generally concluded:
 - The percentage of secondary units varied greatly across municipalities,
 - 60% of secondary units were basement apartments
 - Single story homes were more likely to have a secondary unit
 - Municipalities with a large percentage of new homes tended to have a lower percentage of secondary units
- CMHC were able to provide data for Middlesex = 2.7% of ground-oriented homes within Middlesex contain a secondary unit for a total of 612

ADDITIONAL RESIDENTIAL UNITS

- The Draft Working Copy of the Official Plan Amendment includes reference to Additional Residential Units but would leave implementation to local official plans and zoning by-laws
- The Official Plan could provide more direction on this topic:
 - In fully serviced areas; as of right permission
 - In private serviced areas; subject to confirmation of servicing
 - In agricultural areas; clustered with primary dwelling
 - While being subject to Building Code, natural hazard avoidance, emergency access, etc.

Discussion



A dark, moody photograph of a field with a cow and a fence. The scene is dimly lit, with a dark sky and tall, dry grass in the foreground. A wire fence runs across the middle ground, and a brown cow is visible on the right side, looking over the fence. The text "OTHER CONSIDERATIONS" is overlaid in large, white, bold, sans-serif capital letters.

OTHER CONSIDERATIONS

OTHER CONSIDERATIONS

- There are minor or technical changes to be made including:
 - update wording to reflect changed Provincial or other terminology
 - update mapping schedules to reflect newer information or oversights such as the inclusion of Kerwood and Newbury as Settlement Areas
 - clarification of numbering and notations that are duplicate or unclear
 - changes to dates, etc
- There are subject areas that are found throughout the Official Plan and are to be updated including:
 - references to Climate Change
 - references to Healthy Communities (based on MLHU input)

ADDITIONAL THOUGHTS ON AGRICULTURAL OUTBUILDINGS

- Committee requested that staff draft policy for public consultation that would require local official plans to provide more detailed direction on applications for the severance of a residence surplus to a farming operation

‘The County encourages local municipalities to include policies in their local official plan addressing considerations including minimizing the loss of agricultural land, addressing the retention of outbuildings with the residence surplus to a farming operation including maximum building size and permitted uses, adequacy of services, and Minimum Distance Separation.’

Discussion



MANURE, BIOSOLIDS AND SEPTAGE STORAGE

- Committee discussed potential policy for public consultation

‘Stewardship by landowners is encouraged to support the wise management of agricultural and water resources and contribute to the protection, restoration and management of natural areas and the health and integrity of the environment. The safe and effective management of land-applied materials containing nutrients supports agriculture and safeguards the environment and protects surface and ground water sources.

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The storage of biosolids, similar to traditional fertilizer, shall be stored in a manner that ensures the protection of surrounding properties, watercourses and the environment while mitigating conflicts with adjacent land uses. The processing and/or storage of predominantly non-agricultural source materials such as biosolids for the purpose of distribution are considered industrial uses and therefore subject to site plan control to mitigate land use conflicts and address matters such as stormwater management, setbacks, screening, buffering, etc.’

Discussion



INADVERTENT MERGERS

- The Planning Act controls the division of land and is technical and legal
- This can lead to situations where abutting properties that were separately conveyable properties ‘inadvertently merge’ due to legal oversight as a result of being in the exact same name / ownership
- The Planning Act has recently been changed to deal with the inadvertent merger as a result of the death of a spouse but does not address an inadvertent merger due to legal oversight
- Consideration could be given to developing policy to deal with ‘inadvertent mergers’ due to legal oversight

Discussion



FARM LABOUR ACCOMMODATION

- On-farm outbreaks of COVID-19 among farm workers has been a significant public health issue and resulted in changes to the Federal Seasonal Agricultural Worker Program
- As a result, requests to build additional structures with independent eating / washroom / amenity facilities
- The Provincial Policy Statement recognizes accommodation for full-time farm labour as an agricultural use
- The Official Plan provides for 'Temporary residential units for farm help .. if grouped with the existing farm buildings'
- Some are reluctant to rely on Temporary Use given the capital required to construct such accommodation
- Official Plan could be updated to provide for permanent use and require that local official plans address matters such as location, size, services, access, MDS, etc.

Discussion 



NEWBURY HYBRID PLAN

- The County and the Village of Newbury have agreed to a hybrid official plan
- Instead of having a separate local official plan, Newbury would rely on the County Official Plan existing policies for most topics such as agriculture and natural heritage
- Additional policies in a Newbury specific chapter would be developed to address local issues such as the main street, the hospital, etc
- At this time, it is proposed to include enabling language in the the Official Plan and then develop the local policies with the Village as a separate official plan amendment

OTHER CONSIDERATIONS

- The PAC may identify further areas or questions that should form part of the consultation and engagement plan

Discussion 

A photograph of a forest floor in autumn. The ground is covered with a thick layer of yellow and brown fallen leaves. Several dark, slender tree trunks stand vertically, and a few fallen logs lie horizontally across the leaf-covered ground. The background is filled with more trees and foliage, creating a dense forest scene.

NEXT STEPS

PROJECT TIMELINE



Phase 1:
Project Initiation



Phase 2:
Background Reports



Phase 3:
Draft Official Plan



Phase 4:
Public Engagement



Phase 5:
Finalize Official Plan



Phase 6:
County Council to
Consider & Adopt

