

# County of Middlesex **OFFICIAL PLAN**

## **OFFICIAL PLAN AMENDMENT DRAFT**

Working copy of  
document showing  
potential amendments  
to the Official Plan as  
of September 29,  
2021 for the purpose  
of consultation.





# **MIDDLESEX COUNTY OFFICIAL PLAN**

**ADOPTED BY COUNTY COUNCIL  
SEPTEMBER 9, 1997**

**APPROVED BY THE MINISTER OF  
MUNICIPAL AFFAIRS & HOUSING  
DECEMBER 17, 1997**

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## *Explanation of Working Document Format*

Wording within this document that is shown with underline and shading is proposed to be added to the Official Plan.

Wording within this document that is shown with ~~strikethrough and shading~~ is proposed to be deleted from the Official Plan.

Wording within this document that is shown without underline or strikethrough and without shading is existing wording within the approved Official Plan that is proposed to remain.



# 1.0 INTRODUCTION

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## 1.1 CONTEXT

The County of Middlesex is located in the heart of southwestern Ontario and comprises an area of approximately 284,464 hectares. The County is a federation of 8 local municipalities.

The City of London which is the largest city in southwestern Ontario, is surrounded on the west, north and east by the County. Its location as well as the amount and type of economic activity that the City generates creates a significant impact on the County. The attractiveness of the County to many residents has resulted in development pressures in those municipalities surrounding the City of London. With this has come the challenges of protecting and retaining the natural and cultural environment, the agricultural community, the countryside image and the County's community spirit.

Agriculture is the predominant land use and economic mainstay in the County. Consequently, the protection of the farming community and agricultural land represent major thrusts in the policies of this the County Official Plan. Integral to the preservation of agricultural land is the protection of the natural environment. The natural environment consists of a number of features including wetlands, Areas of Natural and Scientific Interest, woodlots and stream corridors as well as underlying environmental functions. As a predominantly rural environment the County has a wealth of healthy natural heritage features and areas including wetlands, woodlands, thickets, meadows, streams, rivers and lakes that provide important ecological functions that sustain native biodiversity, maintain natural water and nutrient cycles, contribute to climate change mitigation, and support agricultural land uses by providing healthy pollinators and reducing soil erosion. An ecosystem approach to planning will be used to achieve a balance between the economic development and protection of the natural environments.

The County will continue to evolve as changes to the agricultural industry takes place and development pressures increase. The challenge will be to protect the agricultural community, the natural environment and the character cultural heritage of the County while fostering economic growth.

## 1.2 COUNTY STRATEGY

The County of Middlesex has developed a County Strategic Plan. The Strategic Plan, which establishes a broad, long term vision for the County, and includes specific objectives for land use planning and that focuses on developing goals and targets that will help ensure that the County is position

to capitalized on future opportunities as they arise a strengthened role for planning at the County level. Through this strengthened role the County will be able to establish a balance between long-term growth and development and the conservation of key resources.

In short, the objectives for land use planning established in the Middlesex County Strategic Plan as they pertain to land use planning emphasize the following strategic priorities and goals key components that will contribute to a healthy community including:

- the protection of the agricultural community;
- the management of growth; and
- a vibrant economy
- Cultivating community vitality;
- Connecting through infrastructure;
- Strengthening our Economy; and
- Promoting service excellence.

Achieving the Strategic Plan objectives will require a balance between growth, and the protection of the agriculture land base, diversification of the housing stock and the cultural and natural environment feature.

### 1.3 **PURPOSE GOALS AND OBJECTIVES OF THE PLAN**

The Middlesex County Official Plan (the Plan) is one tool to be used in working towards the long term vision for the County. The County Official Plan directs and guides the County in land use policy and physical planning on a broad basis. The County Official Plan is intended to:

- establish an upper tier policy framework that provides guidance direction to the local municipalities in the preparation of local Official Plans and Zoning By-laws; and
- set a framework for coordination and cooperation amongst the local municipalities and the County on planning and development issues that transcend municipal boundaries.

~~This~~ The County Official Plan recognizes the planning powers and authorities vested in the local municipalities through the Planning Act and other legislation. The Middlesex County Official Plan does not address in any great detail sets

the policy direction for those planning matters which can better be dealt with by the local municipalities. Local Official Plans complement the County Official Plan by providing more detailed strategies, policies and land use designations for planning and development at the local level. The County Official Plan will provide the framework for this more detailed planning by the local municipalities.

## 1.4 BASIS OF THE PLAN

This The County Official Plan has been prepared and updated based on a compilation of technical background information and input from County Council, the Planning Advisory Committee ~~Technical Advisory Committee, a Public Focus Group,~~ local councils and the public.

~~The technical background information formed the basis for a Background Report dealing with:~~

- ~~Natural Heritage~~
- ~~Agriculture~~
- ~~Aggregate Resources~~
- ~~Municipal Services Systems~~
- ~~Population and Employment~~
- ~~Development Application Monitoring Paper~~
- ~~Middlesex Natural Heritage Study~~
- ~~Economic Development Paper~~
- ~~Population Projection, 2001—2026~~
- ~~Elgin / Middlesex Groundwater Study~~
- ~~Response to Public Submissions Paper~~
- ~~Technical Issues Paper~~
- ~~Agricultural Consent Policy Review~~
- ~~Information concerning the Provincial Planning Reform initiative~~
- ~~Alternative and Renewable Energy Systems~~
- ~~Targets for Affordable Housing Report~~
- ~~Targets for Intensification and Redevelopment Report~~
- ~~Changes as a Result of the new Provincial Policy Statement~~

~~The background information was subject to a comprehensive consultation program involving the public, the local municipalities, commenting Ministries and agencies and other stakeholders.~~

## 1.5 ORGANIZATION AND APPROACH

Sections 2 through 5 and Schedules A, B, and C, D, E and F constitute the Middlesex County Official Plan.

The County Official Plan is organized into five sections and appendices:

- **Section 1: Introduction**, contains the purpose of the County Official Plan and the context, approach and basis in which it was prepared and does not form part of the Plan;
- **Section 2: Policy Framework**, describes the basis and long-term strategy for County policies. It is divided into three theme areas which are interrelated and must be read in total in order to understand the objectives of the County Strategy. The policies of this Section apply to the County as a whole;
- **Section 3: Detailed Land Use Policies**, provides detailed policies for each land use designation as shown on Schedule A;
- **Section 4: Implementation** describes the mechanisms to implement the policies of Sections 2 and 3;
- **Section 5: Interpretation** indicates how the policies and schedules are to be interpreted; and
- **Appendices**: provides the Glossary of Terms, and Population Projections.

## 1.6 PLANNING PERIOD

The designation of land and the population and employment projections are based on the 20 25-year period from 2006 to 2026 2021–2046. Actual population and employment increases will be monitored on an ongoing basis with the projected population being redefined in conjunction with the 5-year review of the County Official Plan. The County Official Plan identifies a policy framework to address issues beyond this period on the assumption that agricultural land and significant natural features and ecological functions including agricultural land, wetlands, and woodlots will continue to be maintained for future generations.



## 2.0 POLICY FRAMEWORK

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### 2.1 INTRODUCTION

The Policy Framework is intended to provide policies which are applicable to all land use designations and which provide direction for the implementation of the Detailed Land Use Policies in Section 3.0 of this Plan. The Policy Framework will ensure that agricultural land and all of the various elements of the natural environment are identified and considered within a their functional ecosystem context when land use changes and development decisions are considered. The policy framework should be considered in conjunction with the information features identified on the Schedules A and C.

The purpose of this Section of the County Official Plan is to reinforce the value of integrating land use issues, including resource management, with the Natural Heritage System ecosystems in order to develop an ecological systems-based approach to planning which will enable development to proceed within the County on an environmentally sustainable basis - so that the needs of today will not compromise the ability of future generations to meet their own needs.

An ecological systems-based approach means a comprehensive approach to Natural Heritage System planning that considers the importance of maintaining and protecting natural heritage features and areas in the environment (such as woodlands, wetlands and watercourses) ecological functions of the environment (such as water storage and water quality enhancement by wetlands, winter deer yards provided by cedar woodlands, amphibian breeding habitat in ephemeral forest ponds, etc.) and ecological interactions that occur over varying scales of time and space (such as animal predation and herbivory, the daily, seasonal and long term movement patterns of plants and animals, and the role of ecological disturbance mechanisms such as fire, wind, water and disease).

An ecosystem means a system of plants, animals and micro-organisms together with non-living components of their environment, related ecological processes and humans. As a result of these systems, The ecological system-based approach recognizes land use decisions made in one area will have impacts in other areas over time and space. For example, the removal of a forest at the headwaters of a stream will impact the stream and the creatures within it by increasing sedimentation (as a result of increased erosion as the trees anchoring the soils are removed); by changing the volume and pattern of stream flow (the hydrology) and perhaps its thermal regime; and by decreasing food sources (vegetative material): all of which may change the composition of the aquatic communities, including the fish component.

Many years of agricultural settlement, aggregate resource extraction, clearing of forests, draining of wetlands, recreational area development and urban development have introduced significant changes to the natural ecological systems of the County. The effects of development have contributed to degraded aquatic communities, flooding and erosion, deteriorating water quality, the loss of forests, thickets, and the draining of wetlands, and open habitats important to sustaining the County's native biodiversity. Given the importance of functional inter-connections within and between ecosystems and the historic impacts of development, it is reasonable that a holistic approach to long-range land use planning be taken in developing the County Official Plan.

In taking a holistic approach it must be recognized that ecosystems do not respect municipal boundaries and hence management on an ecosystem basis necessarily requires coordination and cooperation amongst municipalities, both within the County and outside. For example, the Thames River has its headwaters in Oxford and Perth Counties and its mouth in Kent County. Consequently, the state of the Thames River in Middlesex County is dependent upon activities in Oxford and Perth Counties. Similarly, the state of the Thames River in Kent County is a result of activities in Middlesex County, as well as in Oxford and Perth. The intent of the County Official Plan is therefore to establish the policy framework in support of the necessary co-ordination of land use and planning activities, both within and outside the County.

The Natural Heritage System and flood regulated watercourses and associated floodplains features identified on Schedules C A and the features which make up the Natural Heritage System identified on Schedule D E are important parts of the natural environment ecosystem and need to be identified in order for the policy framework outline in this Plan to have meaning.

The Natural Heritage System and flood regulated watercourses and associated floodplains features identified on Schedule A C as part of the Natural Environment Areas designation generally preclude development and as such, have restrictive Official Plan policies associated with them. This Natural Heritage System designation includes woodlands, wetlands, thickets and meadows flood regulated watercourses and associated floodplains.

The features identified on Schedule C D represent a range of ecosystem elements which have been consolidated from a number of existing sources. Information obtained from the Middlesex Natural Heritage System Study (MNHS) 2003 2014 was the primary source for the ecosystem elements woodland mapping on Schedule C D. The MNHSS assessed the natural heritage features and areas and ecological functions of the County at a landscape level and identified all woodland, wetland, thicket, meadow and water body areas that met one or more specific landscape criteria to be of

County significance.

Schedule C D features may do not preclude development; however, because there is an interest in protecting them Natural Heritage System features and areas and ecological functions from incompatible development. The County Official Plan policies associated with Schedule C D features encourage that the importance and ecological context of the feature be considered when land use changes and development decisions are considered.

## 2.2 RESOURCE MANAGEMENT

The County recognizes the importance of the protection, conservation and sustainable utilization of natural resources to the continuation of economic growth and development. An integrated approach to land use planning is intended to protect the quality of the natural environment and conserve those natural resources necessary for future economic growth, on a sustainable basis. Environmental Resource Management themes underlay economic activity in the County and therefore are discussed first in the Policy Framework Section.

The general approach to Resource Management outlined in these policies is supported by the Schedules of this Plan and by more detailed policies and schedules in the Official Plans of the local municipalities.

### 2.2.1 Natural System Environment

#### 2.2.1.1 Introduction

The County's Natural Environment System includes the following elements which, while listed separately for convenience, are inter-connected and functionally interdependent:

- Natural Hazards
  - steep slope hazards
  - unstable soils
  - fill regulated areas
  - flood regulated watercourses and associated floodplains
- Natural Environment Areas
  - Floodplains
  - flood regulated watercourses
  - wetlands
- Natural Heritage System Features
  - significant woodlands

- thickets
  - meadows
  - wetlands
  - watercourses and water bodies
  - connected vegetation features
  - significant wildlife habitat
  - significant valleylands
  - ~~endangered and threatened species habitat~~
  - aquatic ecosystems including fish habitat
  - habitat supporting Species at Risk
  - ~~river, stream, ravine and upland corridors~~
  - ~~aggregate Resource Areas~~
  - ~~petroleum Resource Pool Areas~~
  - areas of natural & scientific interest (ANSI's)
- Groundwater Features
    - significant groundwater recharge areas
    - ~~groundwater discharge and headwater areas~~ highly vulnerable aquifers
    - well head protection areas

Areas of Natural and Scientific Interest (ANSI) are shown on Schedule C as symbols. Their names and general locations are as follows:

- Skunk's Misery Area is a core area forest in the south west part of the County and generally located in Lots 17 to 26 Ranges I and II and Concessions I and II in the former Township of Mosa which is now a part of the Municipality of Southwest Middlesex.
- Ausable River Area is a large forested and ravine area in the northwest part of the County generally located in the Broken Front Concession between County Roads 12 & 18 in the former Township of West Williams which is now a part of the Municipality of North Middlesex.
- Thames River Area is a river valley in the south part of the former Township of Ekfrid which is now a part of Municipality of Southwest Middlesex generally located in Lots 6 to 13, Range IV South and Range V South.
- Komoka Area is situated along the Thames River valley south of the settlement areas of Komoka and Kilworth, generally located in Lots 1, 2, A, AE and (OE), Concessions 1, 2 & 3 in the former Townships of Lobo and Delaware which are now a part of the Township of Middlesex Centre.
- Dorchester Swamp Area is a large Carolinian forest area in the south east part of the County in the former Township of North Dorchester which is now a part of the Municipality of Thames Centre, generally located in Lots 9 to 16, Concessions B and I (SRT).

The elements of the Natural Environment System contribute to healthy ecosystems that support ecological features and functions and sustain native biodiversity and support sustainable agriculture fish habitat and wildlife habitat functions of landscapes and watercourses.

The ecological connection among of these elements is best illustrated by a watershed and it is at this level of analysis that the functional elements are best understood. Taken together, these elements contribute to healthy communities, agricultural lands and Natural Heritage System form a "green system" across the County known as the Natural System. The maintenance of this Natural Environment System requires that the ecological functions and processes which created and now sustain it are also maintained and where necessary, rehabilitated or enhanced. The conditions necessary to sustain these ecological functions and processes provide the context for the evaluation of land uses and development proposals and the formulation of specific land use controls.

The policy framework for the Natural Environment System is based on:

- a) establishing a Natural Heritage sSystem
- b) protection and sustainment of the Natural Environment System by limiting and directing incompatible development and by controlling the impact of permitted development;
- c) integrating the Natural Environment System with natural feature systems in other jurisdictions, specifically the natural heritage system identified in the City of London Official Plan; and
- d) partnerships with local municipalities, public and private agencies, interested property owners and the public.
- e) protection of agricultural lands and supporting sustainable agricultural practices; and
- f) protection of public health and safety within hazard lands.

### **2.2.1.2 General Policies**

Identify, protect, maintain and encourage rehabilitation of the Natural Environment System and coordinate with the City of London and neighbouring municipalities the planning and management of those elements of the Natural Environment System which are shared with the County.

Local municipalities shall identify Provincial, County and locally significant elements of the Natural Environment System in their official plans and secondary plans and develop policies to ensure their protection, maintenance and where necessary, rehabilitation.

Where the private landowner is not satisfied regarding the type and/or extent of specific elements of the Natural Environment System on a property, a re-evaluation may be requested and the County will address the issue in consultation with the Province or Conservation Authority.

New development shall be directed away from the Natural Environment System wherever possible.

Where elements of the Natural Environment System are held in private ownership, there is no requirement that the lands shall be made available for public use nor is there any obligation on the part of the County or local municipality to purchase the identified lands.

The County shall promote rehabilitation of stream valleys, banks and steep slopes wherever possible, to reduce flooding and excessive soil erosion, to improve ecological linkage and to enhance water quality and thereby to improve aquatic and wildlife habitat.

The County supports the protection of existing woodlands and will continue to enforce the County Woodlands Conservation By-law No. 5738.

The County encourages local municipalities to enact site alteration by-laws that regulate the placing or dumping of fill, the removal of topsoil and the alteration of the grade of the land.

A "one-zone" concept for floodplain management will generally be used; however, other floodplain management options will be permitted.

Where more detailed shoreline, floodplain, hazard, slope or wetland mapping exists this mapping shall be used in the preparation of local official plans and zoning by-laws. Where new development is proposed and detailed mapping is not available, the proponent may be required to produce the necessary mapping.

Headwater areas, Significant groundwater recharge areas, well head protection areas and highly vulnerable aquifers will be protected as a means of protecting groundwater and surface water from degradation. When reviewing development applications, and preparing official plans and zoning by-laws, local municipalities shall utilize information and mapping found in the Middlesex-Elgin Groundwater Study, Final Report July 2004 Thames Sydenham &

Region, Kettle Creek, and Ausable-Bayfield Source Protections Plans, as applicable. Where mapping is not available, the County will cooperate with the Conservation Authorities, local municipalities and the Province to identify the areas and provide adequate protection. The Source Protection Areas within the County of Middlesex are shown in Schedule F to this Plan.

The boundaries and extent of the specific elements of the nNatural Environment System designated on Schedule A C as Natural Hazards and Natural Heritage System Environment Areas, and shown on Schedule C D as Natural Heritage System Features are approximate. Refinements to boundaries may occur through environmental evaluations such as a Development Assessment Report (DAR) in consultation with the Ministry of Natural Resources and Forestry, the Conservation Authority having jurisdiction and the County. Changes to the boundaries as a result of more detailed analysis shall not require an amendment to the County Official Plan.

Development applications within or adjacent to the Natural Environment Heritage Features shown on Schedule C shall require submission of a Development Assessment Report (DAR).

The DAR shall describe the ecological processes creating and maintaining the affected elements of the Natural Heritage System and indicate the potential impacts of the proposed development upon those processes.

Where the Development Assessment Report indicates that there will be a negative impact on the nNatural Heritage sSystem or ecological processes that cannot be adequately mitigated, the development application shall not be approved.

If local municipalities require a Development Assessment Report or equivalent impact assessment document, as part of their approval process, the County will waive its requirement, provided the impact assessment submitted to the local municipality meets the County's requirements as set out below.

The Development Assessment Report shall be undertaken to a professional standard and approved by the County. The DAR shall address the following:

- a) Description of the development;
- b) Description of Natural Hazards, Natural Heritage System Features and their ecological functions;
- c) Identification of Potential Impacts; and
- d) Identification and Recommendation of appropriate Protection and

## Mitigation Measures

The detailed content required for a Development Assessment Report is provided in 'A Guideline for Development Assessment Reports' available through the County of Middlesex ~~and attached as Appendix C.~~

Approval of the Development Assessment Report shall rest with the County in consultation with the Conservation Authority having jurisdiction and the Province. Where the DAR or its equivalent is prepared as part of the local municipality approval process, the local municipality, is the approval authority and shall consult with the County, the Conservation Authority having jurisdiction and the Province.

### **2.2.1.3 Natural Hazard Policies**

The County of Middlesex is characterized by a wide array of terrestrial and aquatic environments, some of which include areas considered to be Natural Hazards and pose a risk to human health and safety or infrastructure if the land is developed. Natural Hazards include steep slopes, unstable soils, fill regulated areas and flood regulated watercourses and associated floodplains.

The delineation and regulation of hazard lands are administered by the Conservation Authorities. The general location of floodplain limits and shoreline hazard lands are conceptually shown on Schedule C. The limits of hazard lands on Schedule C may be updated without a Plan amendment.

It is the policy of this Plan to discourage development in Natural Hazard Areas that would detract from the wise management and stewardship of the Natural Environment or would cause a risk of property damage or create a potential for loss of life. Natural hazards do not preclude development; however, there is an interest on the part of the Province, Conservation Authorities and the County in protecting natural hazards from incompatible land uses and to direct development to locations outside hazard lands to reduce potential risks to public health or safety or of property damage.

Uses may be permitted in hazard lands provided that the specified land use designation or site is not considered hazardous to life or property due to conditions such unstable ground or soil, erosion, or possible flooding and subject to approval of the conservation authority.

The County also requires local municipalities enact zoning by-laws that impose for development appropriate setbacks from hazard lands, based on the kind, extent and severity of existing and potential hazard to public safety and infrastructure. Special consideration may be given to agriculture-related buildings, to maintain the long term viability of existing agricultural operations,

without compromising the safety of such buildings or their occupants.

The Province has directed that planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.

In the County a "one-zone" concept for floodplain management will generally be used; however, other floodplain management options will be permitted.

Where more detailed shoreline, floodplain, hazard, slope or wetland mapping exists this mapping shall be used in the preparation of local official plans and zoning by-laws. Where new development is proposed and detailed mapping is not available, the proponent may be required to produce the necessary mapping.

It should be noted that all watercourses in the County have associated hazards and may be subject to land use restrictions. Development located wholly or within proximity of Hazard Lands shall be subject to the requirements of the conservation authorities.

The local Official Plan and Zoning by-law shall reflect the Natural Hazard Policies.

#### **2.2.1.34 Natural Heritage System Policies**

The County's Natural Heritage System as shown on Schedule C was developed by the Middlesex Natural Heritage System Study (MNHSS) 2014. is organized into Natural Environment Areas, Natural Heritage Features, Groundwater Features and Natural Hazards as listed in Section 2.2.1.1.

The following Natural Heritage Features make up the Natural Heritage System as shown on Schedule D:

- woodlands
- wetlands
- thickets
- meadows
- connecting vegetation
- open water

The MNHSS Study (2014) provides the methodology used to identify features and the criteria used to determine the significance of features for inclusion in the County's Natural Heritage System. The Natural Heritage System covers 19.7% of the study area (65,666 ha out of a total area of 333,592 ha).

Limitations of the MNHSS Study (2014) mean that some natural features and ecological functions may not currently be included in the Natural Heritage System and may require further field studies and evaluation to determine the protection requirements of applicable Federal or Provincial legislation. Where development is proposed a DAR will require the completion of appropriate studies to determine the significance and protection needs of the following where present:

- a) Natural heritage features not currently included in Natural Heritage System are considered candidates for significance until a DAR is completed to assess their significance based on criteria provided in the MNHSS Study (2014).
- b) Fish habitat as identified by the Federal Department of Fisheries and Oceans require the completion of appropriate studies to ensure compliance with the Fisheries Act.
- c) Significant habitat of endangered species and threatened species as identified by the Province, in accordance with the Endangered Species Act, 2007.
- d) Significant Wildlife Habitat identified and evaluated in consultation with the Ministry of Natural Resources and Forestry.

Certain parts of the County's Natural Heritage System preclude development. They are designated as Natural Environment Areas on Schedule A and include:

- wetlands;
- floodplains; and
- flood regulated water courses.

Significant portions of Endangered Species Habitats also preclude development. These areas are not shown on Schedule A in order to protect the endangered species; however, the Province should be consulted regarding these habitats, as required.

The remaining Natural Heritage Features, Groundwater Features and Natural Hazards listed as elements of the Natural Heritage System in Section 2.2.1.1 do not preclude development; however, there is an interest on the part of the Province, Conservation Authorities and the County in protecting these Features and Hazards from incompatible land uses.

It should also be noted that all watercourses in the County have associated hazards and may be subject to land use restrictions as provided for in local Official Plans.

The County recognizes that most of the County's Natural Heritage System is held in private ownership. The intent of these policies is to provide for continued private use while encouraging landowners to continue to protect and manage these lands. Encouragement can be provided by demonstrating sound environmental management of public land and through the distribution of information regarding the function and management of such features.

~~Natural Heritage Features as shown on Schedule C constitute for the most part, significant woodlands. These woodlands are of County significance and are identified through the 2014 Middlesex Natural Heritage System Study (MNHS) – a Natural Heritage Study to identify significant woodland patches in Middlesex County.~~

~~Schedule C is not a land use designation schedule and is included in the County Official Plan as a means of raising the awareness of the importance of our natural environment.~~

The policies of this Plan seek to protect the County's entire Natural Heritage System and to maintain the ecological processes of this System that may be affected by development. Policies of this Plan encourage development and land use patterns that consider the impacts of climate change and aim to adapt to and mitigate the impacts of climate change through the promotion of resilient communities.

~~Limited development that can be demonstrated to have no negative impact on natural features or their ecological functions may be accommodated within or contiguous to these features; however, there are generally significant physical constraints to development in these areas which proponents should investigate prior to development.~~

This Plan does not place restrictions on the normal and traditional uses within the Natural System including uses associated with agriculture or of significant woodlands. Forestry (silvicultural management), or the cutting of firewood for personal use, conservation and maple syrup collection are permitted uses subject to the County's Woodlands Conservation By-law.

~~The Natural Heritage System as shown on Schedules C and D are Given that Schedule C is meant to consolidate existing information related to Natural Heritage Features and is not a land use designation schedules and are included in the County Official Plan as a means of raising the awareness of the importance of our natural environment and to assist in its protection. The use of land within and contiguous to these Features shall proceed in accordance with the underlying land use designation as shown on Schedule A.~~

It is the policy of the County that the Natural Heritage System shall be designated in local Official Plans and permitted uses shall generally be restricted to:

- a) existing uses, including limited expansion where it has been demonstrated that such expansion will have no negative impact upon the natural features or their ecological functioning;
- b) agriculture uses and normal farm practices;
- c) conservation;
- d) forestry, fisheries and wildlife management;
- e) passive recreation;
- f) public parks and trails, and
- g) horticulture.

## **2.2.2 Agriculture**

### **2.2.2.1 Introduction**

The County is committed to the protection of agriculture for local food production as both an industry and a way of life. All of the land within the County is designated Agricultural Area save and except identified Settlement Areas on Schedule A – Land Use. Local Official Plans will identify specific land uses in greater detail. All of the Agricultural Area is determined to be Prime Agricultural Areas as defined by the Provincial Policy Statement.

#### **2.2.2.2 General Policies**

Non-agriculture development shall be encouraged to locate in identified Settlement Areas. Uses are discouraged in the Prime Agricultural areas.

Agriculture-related commercial and industrial and on farm diversified uses shall only be permitted in the Agricultural Area where they are essential to the agriculture economy, require a location in close proximity to agriculture or cannot be located in identified Settlement Areas shall be compatible with and not hinder, surrounding agricultural operations. Permitted agriculture-related and on-farm diversified uses shall be in accordance with the 2016 Guidelines for Permitted Uses in Ontario's Prime Agricultural Area as released by the Province.

All new barns with a capacity for greater than 5 nutrient units and expansion of existing barns shall comply with the MDS II formula and the Nutrient Management Act.

Non-agricultural ~~real~~ ~~related~~ uses shall be encouraged to be located in identified Settlement Areas, and shall only be permitted ~~development~~ in the Agricultural Area ~~through~~ shall require an amendment to the local municipal Official Plan and must ~~where it is demonstrated that the use will~~ not:

- a) detract or adversely affect present and/or future agricultural operations;
- b) interfere with the viability of farm units;
- c) negatively impact the Natural Heritage System, or
- d) detract from the character of the agricultural community.

The amendment to the local municipal Official Plan shall address:

- the land does not comprise a specialty crop area;
- the proposed use complies with the Minimum Distance Separation formulae;
- there is an identified need within the planning horizon provided for in Section 1.1.2 of the Provincial Policy Statement for additional land to accommodate the proposed use;
- alternative locations have been evaluated;
- the need for additional land to be designated to accommodate the proposed use;
- there are no reasonable alternative locations that which avoid prime agricultural areas; and
- there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

The County shall not support Official Plan Amendments to permit new non-agricultural uses (i.e.: residential, commercial or industrial) in proximity to the City of London municipal boundary.

Consents in the Agricultural Area shall only occur in conformity with the policies of Section 4.5.3.4.

### 2.2.3 Aggregate Resources

### 2.2.3.1 Introduction

The policies of this Plan recognize the need to balance competing priorities for the protection of aggregate resources for future extraction and the need to protect agricultural land, the Natural Heritage System and other sensitive land uses.

The County shall identify and protect existing pits, quarries and resource deposits in the context of other County land use planning policies.

The County, in conjunction with the Province shall ensure that as much of the mineral aggregate resources as is realistically possible is made available to supply the need, as close to market as possible; extraction is undertaken and completed in an orderly fashion; and, extraction does not have a permanent adverse impact on the Natural Heritage System or the agricultural land base. Operational impacts on residential and other sensitive land uses shall be minimized.

### 2.2.3.2 General Policies

Aggregate and non-aggregate resources shall be recognized and managed as non-renewable resources.

Areas of aggregate resource, as identified on Schedule EG, shall be protected for extraction purposes.

Consideration of the expansion of existing extractive operations and of new aggregate extraction areas shall include an evaluation of the impact on area residents and on the Natural Heritage System including ground and surface waters.

All licensed aggregate resource extraction operations and known significant deposits shall be identified and protected from incompatible uses through local official plans.

In areas of significant aggregate resources and on adjacent lands, uses which do not preclude future resource extraction may be permitted in accordance with the underlying land use designation. All uses which would preclude resource extraction shall be discouraged until such time as the resource has been substantially depleted.

Where supporting documentation is provided that demonstrates that the aggregate resource is of secondary quality and extraction is neither practical nor economically feasible, the subject lands and adjacent lands may be used

for a land use other than agriculture provided such land use conforms with the local official plan.

Extraction and processing operations shall be located in such a way to minimize the impact on the natural and social environments.

All pit and quarry operations shall be considered as an interim use and subject to a program of progressive rehabilitation as specified in the Provincial Policy Statement, the Aggregate Resources Act, and its regulations, under this Act and in the license for the property.

In accordance with Policy 2.2.2.1 all land within the County's agricultural area is determined to be within the Prime Agricultural Area. Aggregate extraction is only permitted in the Agricultural Area if site rehabilitation is carried out and substantially the same acreage and soil capability for agriculture will occur after extraction and rehabilitation is complete except in the following instances as an interim use where the site will be rehabilitated back to an agricultural condition in which substantially the same areas and same average soil capability for agriculture are restored. Complete rehabilitation back to an agricultural condition is not required if:

- a) Where extraction occurs below the water table, Outside of specialty crop areas, there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
- b) where the lands do not constitute Prime Agricultural Land, In a specialty crop area, there is a substantial quantity of high quality mineral aggregate resources below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;
- c) where there is an approved, underlying land use designation which permits uses other than agriculture in a local official plan. Other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to through 7 soils lands, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Classes 1, 2 and 3 lands; and
- d) agricultural rehabilitation in remaining areas is maximized.

Wayside pits and quarries and temporary asphalt plants shall be permitted throughout the County except in Settlement Areas and in Natural Environment Areas, as shown on Schedule A, and only as permitted in local official plans. Wayside Pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

### 2.2.3.3 New Pits and Quarries

Prior to making a decision on an amendment to a local official plan or zoning by-law to permit a new extractive use, or to allow the expansion of an existing extractive use, the local municipality shall consult with the County, the Conservation Authority and the Province to ensure that the effects on any Natural Heritage System Elements are properly considered. Consultation may include studies related to ground and surface water impacts, noise and dust impacts and other matters that may affect the natural environment and adjacent residents.

Local municipalities shall include policies in their official plans to address the impact of new pits and quarries. Such policies shall address:

- visual impact;
- proximity to residential uses;
- impact on Natural Heritage System Elements; and
- impact on Cultural Heritage Resources (known and potential); and
- site rehabilitation.

In considering applications to permit new pits and quarries, local municipalities shall be satisfied that the following are addressed:

- a) the impact on adjacent land uses and residents;
- b) the impact on the natural environment;
- c) the impact on cultural heritage resources (known and potential resources);
- d) the capabilities of the subject land for agriculture and other land uses;
- e) the impact on the road network;

- f) the impact on any existing or potential municipal water supply resource areas;
- g) the manner in which the operation will be carried out;
- h) the nature of rehabilitation work that is proposed; and
- i) any other matters deemed necessary by the local municipality or the County.

#### **2.2.3.4 Site Plan Requirements**

It is the policy of this Plan that an application for a permit license to operate a sand or gravel pit or quarry shall be accompanied by a Site Development Plan(s) to be submitted to the County, the local municipality and the Ministry of Natural Resources and Forestry. The Site Development Plan(s) shall deal with those matters specified by the Province.

### **2.2.4 Petroleum Resources**

#### **2.2.4.1 Introduction**

Throughout Middlesex County there is a potential for the exploration, discovery and production of petroleum deposits. A number of areas of petroleum production also currently exist.

While activities associated with petroleum resources rarely involve Planning Act controls, the policies of this Plan address the issue of new development encroaching on known deposits and existing producing well areas.

#### **2.2.4.2 Setback Provisions**

New development shall be setback 75 m from existing wells; this setback being equivalent to the setback required under the Oil, Gas and Salt Resources Act for new wells from existing development. Lesser setbacks for development may be considered upon consultation with the Province.

Where development is proposed adjacent to or above pools or deposits, the Province shall be consulted regarding measures to allow possible future access for resource production purposes. Development and activities on adjacent lands which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.

#### **2.2.4.3 Locational Criteria**

Petroleum exploration and production under the Oil, Gas and Salt Resources Act is a permitted activity anywhere within the County, except in Settlement Areas.

Should the Natural Heritage System policies of Section 3.4 regarding development within natural environment areas affect potential petroleum activities the Province shall be consulted regarding mechanisms to evaluate the value of competing resources and ensure that if drilling occurs there is minimal policy conflict.

#### **2.2.4.4 Rehabilitation Requirements**

Well and well-site clean up and rehabilitation is required under the Oil, Gas and Salt Resources Act. Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation shall be undertaken wherever feasible. The Province shall be consulted should existing or future land use designations and zoning patterns conflict with required well and well-site rehabilitation measures.

#### **2.2.4.5 Petroleum Resource Hazard Policies**

Development on, abutting or adjacent to lands affected by former mineral resource operations will be permitted only if rehabilitation measures to address and mitigate known hazards are underway or have been completed.

Known Contaminated sites and any contaminated sites discovered during the planning or implementing of a development proposal will be restored assessed and remediated as necessary, per Ontario's Environmental Protection Act prior to any activity associated with a development proposal continuing.

#### **2.2.5 Cultural Heritage & Archaeology**

This Plan supports the conservation of the County's archaeological cultural

and built heritage resources. Development and site alteration on or adjacent to lands containing archaeological resources and/or significant built heritage resources shall maintain the heritage integrity of the site. recognizes the importance of cultural heritage resources within the County. Therefore, the County Official Plan encourages the identification, conservation, protection, restoration, maintenance, and enhancement of cultural heritage resources at both the county and local level. All new development permitted by the land-use policies and designations of the County Official Plan shall conserve cultural heritage resources and shall incorporate these resources into any new development plans. In addition, all new development will be planned in a manner which preserves and enhances the context in which cultural heritage resources are situated.

The interests of Indigenous communities shall be considered in conserving cultural heritage and archaeological resources.

## **2.3 GROWTH MANAGEMENT**

### **2.3.1 Introduction**

Growth Management is the second theme area of the County Official Plan Policy Framework. It recognizes that the County will experience population and employment growth and redistribution over the planning period. This growth is important to the residents and to the future of the County and its constituent municipalities. Growth must be managed to minimize adverse impacts on the Natural Heritage System and agriculture and be phased to coincide with the availability of appropriate types and levels of services.

The Growth Management policy framework recognizes the need to provide for some growth in each local municipality. However, Settlement Areas have been established in keeping with the Resource Management and Physical Services and Utilities policies established in Sections 2.2 and 2.4. These priorities are essential for the long-term protection of the Natural Heritage System and agricultural land and the logical provision of services.

The Growth Management Hierarchy outlined in Section 2.3.2 is designed to provide opportunities for environmentally responsible growth which avoids conflicts with natural heritage features and hazards and the agricultural community. The Hierarchy also attempts to provide a degree of lifestyle choice to the residents of Middlesex County. Consequently, different levels of growth are anticipated in different areas of the County.

Urban development is the focus for future population growth. The County shall direct the majority of growth to designated settlement areas, in accordance with the Growth Management Hierarchy. In agricultural areas,

development by consent will be limited and shall only take place in accordance with the consent policies set out in Section 4.5.3.

In order to provide guidance in the implementation of the Growth Management policy framework, the following Growth Management Hierarchy has been established. The hierarchy builds on the framework of existing towns, villages, and hamlet communities. It is intended to promote healthy, diverse communities where County residents can live, work and enjoy recreational opportunities. In addition, the Hierarchy recognizes that growth will require investment in infrastructure. Every attempt should be made to make efficient use of existing infrastructure while creating and/or protecting opportunities for future infrastructure needs, as established in the Comprehensive Water Servicing Study prepared by Dillon Consultants, 1996, and Settlement Capability Reports completed in support of establishing the extent of Settlement Areas in local Official Plans. Whenever possible future development should proceed based on the provision of full municipal services. In all cases the amount, location and timing of development shall be dictated by the nature and availability of services necessary to support that development.

### 2.3.2 Growth Management Hierarchy

The Growth Management Hierarchy shall consist of the following types of Settlement Areas:

- Urban Areas
- Community Areas
- Hamlets in Agricultural Areas

Establishment of a Settlement Area shall be in accordance with the following criteria:

- a) **Urban Areas** shall demonstrate the potential to accommodate future growth through population projections and must either have full municipal services or demonstrate the potential to provide full municipal services, through a master servicing component of settlement capability report and/or completion of an Environmental Assessment (EA), pursuant to the Environmental Assessment Act.
- b) **Community Areas** shall demonstrate the potential to accommodate future growth through population projections, must currently serve a community function and must demonstrate the potential to provide a level of service necessary to support future growth through a master servicing component of a Settlement Capability Report and/or completion

of an Environmental Assessment (EA) pursuant to the Environmental Assessment Act.

- c) **Hamlets in Agricultural Areas**, in the context of the Growth Management Hierarchy shall include existing locally designated hamlets not identified as Urban Areas or Community Areas. It is assumed that municipal services will not be provided in these areas and therefore future growth shall be commensurate with that level of service. Individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development provided site conditions are suitable for the long-term provision of such services with no negative impacts.

It is the goal of this Plan that future development within settlement areas proceed on the basis of full municipal services. Other methods of servicing (partial services) may be permitted on an interim basis where: proper justification is provided.

- a) they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or,
- b) within settlement areas, to allow infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Advancement within the Growth Management Hierarchy of this Plan, in keeping with the criteria established above, shall not require an amendment to this Plan unless such advancement is deemed to alter the County Growth Management Strategy.

### 2.3.3 Forecasting Growth

In order to establish a basis for designating sufficient land area for future growth, determining housing needs, determining future transportation requirements, and establishing priorities for municipal infrastructure in the County, population projections have been prepared for the planning period. These projections are intended to be used by the County and local municipalities as a guideline for managing growth and will be monitored throughout the planning period. It is not the intention of this plan that the population projections presented in Appendix B be incorporated into local Official Plans; however, when local Official Plans are updated or when applications which propose significant additional growth are considered, the projections presented in Appendix B should be used as a guideline for future growth and development.

The population projection range, shown in 5 year increments, for the County is 71,502 (2006), 75,399 (2011), 78,558 (2016), 81,791 (2021) and 88,896 (2026) includes three growth scenarios (Low, Reference and High).

- Under the Low Scenario, the County's population is forecast to increase from 74,000 in 2016 to 96,300 in 2046, which represents an annual population growth rate of 0.9%. This would result in a housing growth rate of 1.3% annually.
- Under the Reference Scenario, the County's population is forecast to increase to 107,600 by 2046, representing an annual growth rate of 1.3%. This would result in a housing growth rate of 1.7% annually.
- Under the High Scenario, the County's population is forecast to increase to 115,000 by 2046, representing an annual growth rate of 1.5%. This would result in a housing growth rate of 1.9% annually.

Detailed projections for the County and for each local municipality are included in Appendix B.

Changes to the population projections will not require an amendment to the County Official Plan.

Given that the projections are influenced by many factors external to the County, prudence should be exercised when assessing specific development proposals in the context of these projections.

It is the intention of this Plan to ensure that adequate lands be available to accommodate the projected growth but that over commitments that would waste land and resources be avoided. Effective phasing of growth will be required to make the best use of existing infrastructure as well as ensure the logical extension of services in the future.

In 2005, it was determined that The County works with local municipalities to closely monitor the residential, commercial and industrial land supply so as to ensure that sufficient supply is ~~sufficient vacant land for residential and commercial development was~~ designated in local official plans to accommodate the anticipated growth in the County over the planning period. Further, based on anticipated growth patterns, the existing designated land was located in the appropriate Settlement Areas. However, unanticipated circumstances may result in alterations to the expected growth patterns during the planning period thus requiring the designation of additional land for development. It is the intention of this Plan to use the population projections presented in Appendix B as a guide to the County's future growth and development. If over the planning period, a local municipality ~~can not~~ cannot absorb the population projections outlined, nothing in this Plan shall restrict other municipalities from accommodating that growth, provided the appropriate services can be provided.

## 2.3.4 Economic Development

Economic development is an important component of the County's Growth Management policy framework. Many long-term goals and objectives including those identified in the County's Strategic Plan depend on economic activity and the opportunity for residents to live and work in the County.

Agriculture has been an economic mainstay in the County for many years and will continue to evolve as changes to the agricultural industry take place. In this time of change it is important that the County develop diversity in its economic base. The policies of this Plan are intended to protect the agriculture community while fostering new economic development opportunities. Through the policies of this Plan the County will;

- a) monitor the supply of employment land to ensure that a sufficient supply is available throughout the County and particularly in those municipalities with access to provincial highways and major arterial roads;
- b) cooperate with local municipalities, the business community and other agencies to ensure that employment centres are served by modern infrastructure systems including road, rail, and telecommunications networks;
- c) encourage local municipalities to provide a balanced mix of housing to ensure a sufficient labour force and reduce the need for commuting;
- d) encourage local municipalities to promote a high standard of urban design to create healthy vibrant communities which attract investment;
- e) support local municipalities to promote economic development opportunities adjacent to Provincial 400 series highways where justified through an amendment to the local official plan; and,
- f) support the retention of educational, health, recreational, cultural and religious facilities to ensure that the County's communities are provided with those opportunities that facilitate growth and well-being. Such facilities provide a vital role in small communities and add economic vitality and a sense of place and community where quality of life is considered a major attraction for growth and development;
- g) support opportunities to create a stronger and sustainable agricultural sector including the local agri-food system.

*Working Copy Notation – Economic Development Policy Under Further Review in relation to the Middlesex County Economic Development Strategy Update 2021-2025*

### 2.3.5 General Policies

The policies of this Plan are intended to promote complete communities that are diverse, healthy and have a sense of place. Lifestyle choice, economic vitality and protection of the natural environment and cultural heritage resources are important components of the Growth Management policies.

Lands which are currently designated for development in local official plans are anticipated to be adequate to meet the growth projections for the planning period. New lot creation in Agricultural Areas will only be permitted in accordance with Section 4.5.3.

The policies are structured to ensure that the local municipalities have adequate opportunity to plan for growth while recognizing the need to: protect agricultural land and natural resources; prevent land use conflicts; and provide services commensurate with the level of growth anticipated.

Growth shall be directed to the Settlement Areas conceptually identified on Schedule A. Local municipalities shall define the limits of Settlement Areas in their official plans. ~~Where a Settlement Area is not an incorporated municipality the limit of the Settlement Area shall be the urban development boundary established in the local Plan.~~

Local municipalities shall develop Growth Management Strategies and Settlement Capability Studies as parts of their official plans to rationalize the type, amount, location and timing of growth and development and to establish the basis for the provision of the services and the necessary infrastructure.

Prior to the expansion of the limits of an existing Settlement Area, the local municipality shall prepare a Comprehensive Review including, the appropriate background information necessary to justify the expansion. The background information should address:

- a) population and employment projections;
- b) ~~the need for expansion relative to land availability in other areas of the municipality;~~ demonstrate that sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- c) intensification and redevelopment capabilities;
- d) impact on the Natural Heritage System, aggregate, mineral and petroleum resources, and agriculture;

- e) availability of servicing; demonstrate that the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and project public health and safety and the natural environment;
- f) whether the lands are specialty crop areas; and in prime agricultural areas;
  - the lands do not comprise specialty areas;
  - alternative locations have been evaluated and there are no reasonable alternatives that avoid prime agricultural lands and there are no reasonable alternative locations on lower priority agricultural lands in prime agricultural areas; and
  - the new or expanding settlement area is in compliance with the minimum distance formulae.
- g) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

Local municipalities, through their official plans or secondary plans, shall prepare detailed policies to guide redevelopment of areas in transition or land that is under utilized.

Local official plans will promote the creation of resilient communities. As such, development applications should be reviewed with respect to anticipated impacts that may result from a changing climate.

Development adjacent to or in proximity of a Provincial Highway may be subject to Ministry of Transportation permits and permit requirements pursuant to the Public Transportation and Highway Improvement Act.

### **2.3.6 Settlement Capability Study**

A Settlement Capability Study shall be prepared as part of a Comprehensive Review in support of the expansion of existing Settlement Areas. Expansion is deemed to be development beyond the Settlement Area boundary, established in the local official plan, as of the date of passing of this Plan. The Settlement Capability Study shall be completed to the satisfaction of the County in consultation with the Province and shall include the following:

- a) an analysis of the hydrology and hydrogeology of the area to determine the capability of surface and groundwater resources to provide sufficient quantity and quality of water supply on a sustainable basis;
- b) an assessment of the impact of future development on existing

groundwater quantity and quality and on existing sources of drinking water, including municipal, communal and private wells;

- c) an assessment of the long-term sustainability of the soil, hydrologic and hydrogeologic conditions to accept sewage effluent;
- d) an identification of any existing restrictions to future development;
- e) an assessment of surface drainage;
- f) an assessment of the impact of new growth on the Natural Heritage System;
- g) an assessment of traffic and transportation services and needs; and
- h) an assessment of the existing servicing systems and their condition; and
- i) an assessment of impacts to agriculture, such as an agricultural impact assessment or similar.

### **2.3.7 Housing Policies**

It is the policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County. These policies may be elaborated upon within local municipal official plans.

The County supports:

- a) intensification and redevelopment, primarily within Settlement Areas, and in other areas where an appropriate level of physical services is or will be available in the immediately foreseeable future and subject to the policies of Section 2.3.6. In this regard, the County will require that 15 percent of all development occur by way of intensification and redevelopment;
- b) the provision of alternative forms of housing for special needs groups, where possible;
- c) the maintenance and improvement of the existing housing stock. This shall be encouraged through local maintenance and occupancy standards by-laws;
- d) the utilization of available programs and/or funding, if any, from applicable levels of government for assisted housing for households, including those with special needs, as well as programs to rehabilitate older residential

areas; and

- e) housing accessible to lower and moderate income households. In this regard the County will require that 20 percent of all housing be affordable. ~~In the case of ownership housing the least expensive is considered to be 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. This 'benchmark' purchase price figure for 2005 is \$195,845 in the Middlesex regional market area. This 'benchmark' figure will change over time as a result of fluctuating mortgage costs, utility rates, and the vagaries of the housing market over which the County has no control. The County will; however, monitor the 'benchmark' on an annual basis.~~

*Working Copy Notation – Housing Policy Under Further Review*

In addition, the following policies shall apply:

- Councils of the local municipalities are encouraged to keep a housing inventory outlining the mix of housing by both type and tenure to reinforce the County housing policies.
- In the preparation of local official plans, Councils of local municipalities shall include policies and designations to implement the policies of this Plan, and the following:
  - i) appropriate criteria for intensification and redevelopment including site plan provisions, locational and land use compatibility criteria;
  - ii) policies to permit the conversion of larger single detached dwellings into multiple units;
  - iii) policies to preserve, improve, rehabilitate or redevelop older residential areas; ~~and~~
  - iv) Policies to permit, wherever appropriate, individual lot intensification, such as additional residential units, where health, safety, servicing and other reasonable standards or criteria can be met; and
  - v) policies which permit, subject to appropriate criteria and conditions, apartments in houses Policies that promote the reduction of greenhouse gas emissions, improvements in air quality, promotion of compact form, use of green infrastructure and development that maximizes energy efficiency and conservation including the use of alternative and renewable energy sources.

### 2.3.7.1 Adequate Supply of Land and Lots

It is the goal of the County that at least a 3 year supply of draft approved and registered plans of subdivision lots be maintained, based on the consumption rates of the local municipalities. The County shall, in conjunction with the review of the County Official Plan, review the supply of vacant lots identified for residential development in draft approved and registered plans of subdivision and infill lots.

Every local municipality shall provide to the County, at least every five years, a summary of the supply of vacant land designated for future residential development to allow the County to ensure that at least a ten fifteen year supply of land designated for future residential development is maintained, based on the most recent population projections.

The County will, in co-operation with the local municipalities, monitor the consumption rates of residential lands and residential growth.

### 2.3.7.2 Number, Range and Mix of Housing Units

Based on an overall permanent population forecasts, the County could see an annual housing growth rate in the range of 1.3% to 1.9% to the year 2046, representing 425 to 685 new housing units per year. 17,394 people to the year 2026 and a projected average of 2.65 persons per unit. Responding to household composition trends, the average persons per unit levels for the County are forecast to decline, from 2.75 in 2016 to 2.43 in 2046. a total of approximately 6,560 additional residential units will be required throughout the County to house the increased population. Detailed household projection ranges for the County and for each local municipality are included in Appendix B.

The mix of unit types and tenure shall be established by the local municipalities through their official plans. In the interim the following policies shall guide County Council and local Councils.

Local municipalities shall include policies in local official plans that will encourage a range of housing types, housing densities and housing options to meet the needs of their share of current and future County residents.

County Council encourages innovative housing and subdivision design and servicing standards as a means of reducing housing costs.

The County will permit prefabricated or portable manufactured housing units which meet the Ontario Building Code and/or Canadian Standards Association (CSA) Standards subject to policies of this Plan and the local official plan.

Local municipalities ~~are encouraged to~~ **must** develop affordable housing targets that are generally consistent with the County's target which provides the opportunity for housing accessible to lower and moderate income households.

### 2.3.7.3 Intensification and Redevelopment

The County and local municipalities shall support opportunities to increase the supply of housing through intensification and redevelopment in appropriate locations, taking into account municipal services, transportation and environmental considerations. Housing intensification and redevelopment shall include, but not be limited to:

- a) the conversion of single detached dwellings, in appropriate locations, into multiple residential units;
- b) the creation of new residential units on vacant or underdeveloped lands through infilling in Settlement Areas;
- c) the creation of residential units above compatible commercial uses;
- d) accessory apartments / additional dwelling units; and
- e) boarding and lodging houses.

County Council shall encourage residential intensification and redevelopment in areas designated for residential use which comply with the following criteria:

- the physical potential of the existing building stock or sites can accommodate the identified forms of residential intensification;
- the existing or planned physical services can support new households in the area; and
- physical compatibility with the existing built form;

Local official plans shall consider site specific characteristics for neighbourhood compatibility in order to address matters related to the physical character of redevelopment projects. Such matters as building height, lot coverage and parking, should be addressed in local official plans to guide the approval of zoning, site plans, and/or minor variances which occur as a result of intensification and redevelopment projects.

### 2.3.7.4 Implementation

The County shall, within its legislative authority:

- support increased residential densities, adequate land supply and residential intensification and redevelopment; and
- support new and innovative planning and servicing standards.

### **2.3.8 Settlement Areas**

The local municipality shall have the primary responsibility for detailed planning policy within the Settlement Areas, and those locally designated hamlets which form part of the Agricultural Area, as shown on Schedule A.

Urban Areas and Community Areas shall be the focus for future growth including residential, commercial and industrial development. These areas are characterized by a range of land uses and have full services or where warranted, partial services, as described in Section 2.3.2. Designated Hamlets in Agricultural Areas may accommodate a limited amount of the anticipated County growth and development.

#### **2.3.8.1 Urban Areas**

Urban Areas either provide or demonstrate a strong potential to provide full municipal services. Urban Areas have the highest concentration and intensity of land uses in the County. Urban Areas are the focus for future growth and are expected to accommodate a significant portion of the projected growth over the planning period.

New development, ~~other than infilling,~~ shall be fully serviced by municipal or communal water and sewage disposal systems.

Where there is substantial vacant land between the built-up area and the Urban Area boundary, the local municipality shall ensure that development proceeds in a logical, phased manner. New development should proceed in an integrated and compact form.

Proposals to expand the boundary of an Urban Area as included in the local Official Plan shall require a comprehensive review and may require an amendment to the County Official Plan if such expansion is deemed to alter the County's Growth Management Strategy.

#### **2.3.8.2 Community Areas**

Community Areas are intended to serve the surrounding Agricultural Areas as well as provide an alternative to city or Urban Area living. Community Areas serve a community function but provide a more limited range of land uses and activities than in Urban Areas. The concentration and intensity of development is intended to be lower than in Urban Areas.

While Community Areas are intended to accommodate a portion of the County's future growth, certain Community Areas may experience more or less growth because of servicing, environmental and/or economic circumstances.

New development in Community Areas is intended to take place on municipal or communal services; however, in areas where new development is proposed and municipal or communal services are not currently available or will not be available in the immediate future, development may proceed on other than full municipal services, on an interim basis, where provided for in a master servicing strategy component of a Settlement Capability Study or Environmental Assessment pursuant to the Environmental Assessment Act. Such development should not preclude the efficient use of land should full services become available in the future and all servicing studies shall consider all servicing options.

In considering development applications in Community Areas, the local municipality shall ensure that the character of the Community Area and cultural heritage resources of the area is protected.

Infilling, rounding out or minor extensions of existing development in Community Areas may be permitted; however, significant outward expansion of the boundary of the Community Area, through plans of subdivision, shall require a comprehensive review to the local official plan.

#### **2.3.8.3 Hamlets in Agricultural Areas**

Within the Agricultural Area there are existing designated hamlets that are not Urban or Community Areas. These hamlets may have the potential to accommodate some future development.

Infilling, rounding out and minor extensions of these existing hamlets may be permitted subject to the provision of the appropriate types and levels of servicing. A Settlement Capability Study may be required depending on the scale of development proposed. New lots shall generally be created through the consent process.

#### **2.3.9 Agricultural Area Policies**

Agriculture is the cornerstone of the County's economy and culture. A

significant portion of the County's land base is farmed and the diversity of agricultural products is amongst the best in Ontario. Urbanization has however, created conflicts in the agricultural area and continues to encroach on prime agricultural land.

The policies of this Plan are intended to affirm that agriculture is a predominant activity in the County and that local food production is a priority. Non-agricultural activities will be closely scrutinized and directed to Settlement Areas unless the activity is agriculturally related or an on-farm diversified use and a location in proximity to agriculture is necessary.

The Agricultural Area comprises all lands not designated Settlement Area, ~~or Natural Environment Area.~~

The primary use of land in the Agricultural Area shall be agriculture, agriculture-related uses and on-farm-related industrial and commercial diversified uses in accordance with Section 3.3.5 ~~and accessory uses.~~

Agriculture-related uses shall be directed to Settlement Areas except where they are essential to the functioning of agriculture, are consistent with the Guidelines on Permitted Uses in Prime Agricultural Areas, require a location in close proximity to agriculture or would cause conflicts in Settlement Areas.

Consents shall be, in accordance with the policies of Section 4.5.3.4.

Temporary residential units for farm help are permitted if grouped with the existing farm buildings. Consents will not be permitted for farm help lots.

Fragmentation of farm holdings is discouraged.

### **2.3.10 Natural Heritage Features**

The County of Middlesex is characterized by a rich diversity of environmental attributes including wetlands, Areas of Natural and Scientific Interest (ANSI's), significant woodlands, river systems, and fish and wildlife habitats. In order to protect, maintain, and where necessary rehabilitate, natural features and ecological functions for existing and future residents of the County, the Natural Heritage System Areas policies address the appropriateness of development and restrict development to locations which do not adversely affect the sustainability of these Natural Heritage System features and their ecological functions.

The Natural Heritage System shown on Schedule C and Natural Heritage Features are shown on Schedule D C and identify lands that have significant natural heritage features and ecological environment functions and significance which should be considered when development proposals are

reviewed. The Natural Heritage Features shown on Schedule D C have been consolidated from existing information sources and are derived from the Middlesex Natural Heritage Systems Study (MNHSS) 2014.

Features which make up the Natural Heritage System shown on Schedule D include the following:

- woodlands
- wetlands
- thickets
- meadows
- connecting vegetation
- open water

When an application for development within a Natural Heritage Feature, or within on the adjacent lands located within 120 metres of a Natural Heritage Feature of the elements as identified in Table 1 is being considered by Council, the appropriate Conservation Authority and the Province shall be consulted. The applicant will be required to submit a suitable Development Assessment Report in accordance with the policies of Section 2.2.1.2. The report shall address protection of the Natural Heritage System and show how existing and potential hazards shall be accommodated in a manner consistent with accepted engineering techniques and resource management practices and applicable provincial policies.

**Table 1: Areas Subject to Development Assessment Report (DAR)**

Natural System Element	Development adjacent to Natural System Element	Development within Natural System Element
Wetlands and adjacent lands. Adjacent lands are those within 120 metres of an individual wetland area or land connecting individual wetlands within a wetland complex	DAR required within 120 m	Not Permitted
Significant habitat of endangered or threatened species	DAR required within 100 m	Not Permitted
Floodplains and flood prone areas mapped and/or regulated by a Conservation Authority	DAR required within 50 m	Not Permitted

Significant Woodlands and ANSI's as identified on Schedule 'C'	DAR required within 50 m	DAR Required
Significant Wildlife Habitat	DAR required within 50 m	DAR Required
Significant Valley Lands	DAR required within 50 m	DAR Required
Fish Habitat	DAR required within 30 m	Not Permitted

The expansion of farming operations, and non-farm uses and clearing of forested lands, site regrading and drainage schemes will be discouraged where, in the opinion of the agencies having jurisdiction, ground and surface water resources, including groundwater recharge and storage areas would be seriously altered or diminished.

Development and site alteration shall not be permitted within the following Natural Heritage System features:

- Provincially Significant Wetlands;
- Fish Habitat except in accordance with provincial and federal requirements; and
- Habitat of Endangered Species and Threatened Species, except in accordance with provincial and federal requirements

Development and site alteration shall not be permitted within the following Natural Heritage System features unless it has been demonstrated that there will be no negative impacts on the Natural Heritage System features or their ecological functions:

- Significant Woodlands;
- Significant Valleylands;
- Significant Wildlife Habitat;
- Significant Areas of Natural and Scientific Interest; and
- Significant Vegetation Groups and significant Vegetation Patches as defined in the Middlesex Natural Heritage Systems Study (MNHSS) 2014.

Development may be permitted on lands adjacent, within 120 metres, to the Natural Heritage System if it does not result in any of the following:

- a) a loss of ecological functions;
- b) subsequent demand for future development which will negatively impact on existing ecological functions of the Natural Heritage System;
- c) conflict with existing site specific Natural Heritage System management practices; or
- d) negatively impact ecological linkage functions which exist within adjacent lands.

In Settlement Areas protection of Natural Heritage System features and ecological functions shall include a vegetation protection zone.

Where new development is proposed on a site part of which is identified as a Natural Heritage Feature in the Plan, then such Feature shall not necessarily be acceptable as part of the dedication for park purposes required under the Planning Act. Where an open water course is dedicated to the municipality adequate space shall be provided for maintenance operations.

### **2.3.11 Natural Hazards**

~~No buildings or structures, nor the placing or removal of fill of any kind whether originating on the site or elsewhere, nor grading shall be permitted in an area subject to the Conservation Authorities Fill, Construction and Alteration to Waterways Regulations, except where such buildings, structures or fill are intended for flood or erosion control or maintenance and management of the natural environment, recreational purposes or non-residential accessory farm buildings such as a sugar shack; and are approved by the County and the Conservation Authority. Remedial works required to stabilize slopes adjacent to river and stream systems will require written approval from the Conservation Authority having jurisdiction.~~

## **2.4 PHYSICAL SERVICE & UTILITIES**

### **2.4.1 Introduction**

Physical Services and Utilities is the third theme area of the County Official Plan Policy Framework. These policies include the supply and distribution of water, the collection and disposal of sewage, the disposal of solid waste, electric power transmission lines and transportation networks. While the County only has authority over County Roads, it recognizes the importance of the other facilities and systems to serve daily activity and future

growth and development.

The policy framework for physical services and utilities focuses on ensuring that the necessary physical services and facilities are available throughout the County, in order to accommodate future growth and development, while ensuring that the provision of such services and utilities is in keeping with the policies of Resource Management and Growth Management found in Sections 2.2 and 2.3.

## **2.4.2 Transportation Network System**

### **2.4.2.1 Transportation Hierarchy**

The Transportation System network within the County includes a system network of roads, highways, bikeways and trails, sidewalks, and railways and supporting infrastructure that are is owned and operated by various authorities, including the Federal Government, the Province, the County, local municipalities, the public and private agencies. Schedule "B" shows the County Transportation Network.

The County encourages the development and maintenance of a sustainable, interconnected and energy efficient transportation system that supports a variety of transportation modes.

The County recognizes the important role active transportation has in promoting opportunities for physical activity and cost effective travel for its residents and visitors alike.

The County Road system provides inter-municipal service moving people and goods throughout the County. There is a need to plan the transportation network and specifically the County Road system in order to protect rights-of-way for future improvements and to recognize that there is a strong relationship between transportation and urban form.

### **2.4.2.1 Transportation Hierarchy**

#### **Classification of Roads**

All roads within the County can be classified as follows:

- provincial freeways and highways;
- county roads; and
- local municipal roads; and
- private roads

a) **Provincial Freeways and Highways**

Provincial Highways 401 & 402 are limited access freeways that traverse Middlesex County. They provide for the needs of high volume traffic and link the major market areas between the United States, Southern Ontario and Quebec.

Provincial Highways 4, 7, and 23, generally serve as arterial roads. Therefore, direct private access to such highways should be avoided. Any access to such highways will require the approval of the Province.

b) **County Roads**

Schedule "B" of the County Official Plan shows the County Road Network, including rail lines, and describes their functional classification. The location of the County Road Network shall also be identified within the Official Plan of a local municipality.

The County Road Network, as show on Schedule 'B', provides for the efficient movement of traffic between provincial freeways and highways and municipal roads throughout the County and to surrounding Municipalities. There is a need to plan the transportation system, including the County Road Network in order to protect rights-of-way for future improvements and to recognize that there is a strong relationship between transportation and built form.

County roads generally function as arterial or collector roads and direct private access is controlled through By-law #5783, as amended, for the County of Middlesex. The County road system provides for the efficient movement of traffic between provincial freeways and highways and local roads. The County shall discourage development which would inhibit traffic movement along the County road system Road Network. The cumulative impact of individual private accesses to the County Road system Network compromises the underlying function of this transportation network.

The nature of road traffic along County roads can have an impact on adjacent land uses. The volumes, speeds and types of traffic can be a nuisance especially in residential areas. On County arterial roads, where speeds and volumes are higher, mitigating measures that attenuate noise and vibration factors shall be utilized may be required. For high volume arterial roads, access shall be strictly controlled and where such roads abut dental areas, reverse frontage (back lotting) is encouraged. Incompatible land uses shall be discouraged along County arterial roads. Agricultural, industrial, commercial and open space land uses are considered to be the most appropriate land uses adjacent to arterial County roads.

Where two County arterial roads intersect, there is a higher probability of land dedication for the purpose of traffic efficiency and safety measures, such as daylight corners, traffic signalization, and roundabouts.

c) **Local Municipal Roads**

Local Municipal roads are under the jurisdiction of local municipalities. Based on the volumes, types and nature of the traffic, municipal roads may be classified as arterial, collector or local roads in the official plan of a local municipality. roads move traffic from arterial and collector roads to abutting properties. Local roads are generally under the authority of local municipalities. Transportation policies should be included in local official plans to protect the integrity of the local municipality's transportation network system and should reflect the goals and policies noted herein. Based on the volumes, types, and nature of the traffic, municipal roads may be classified as arterial, collector or local roads in the local official plan.

d) **Private Roads**

Private roads are wholly located on private property for the benefit of providing access to a single user or multiple users. Such roads remain subject to the design, construction and maintenance standards, policies and regulations of the local municipality.

As a first priority, development shall be located with frontage along a public road. Development that will result in the construction, maintenance, or use of a private road may be considered based on an evaluation of the proposal based on the following:

- site characteristics, including size, configuration, and topography;
- feasibility of alternative access solutions;
- potential impact on traffic;
- potential impact on road network;
- servicing by local emergency services; and,
- compatibility with surrounding areas.

## **2.4.2.2 General Policies**

The County shall:

- a) Minimize conflict between local and non-local traffic by defining a hierarchy of roads within the County. This hierarchy shall support the Growth Management policies established in Section 2.3;
- b) Allocate resources to ensure the transportation system meets the needs of ~~the~~ all road users and growth policies of the County;

- c) Encourage integration of transportation facilities infrastructure provided by local municipalities, adjacent municipalities and the Province;
- d) Encourage an integrated transportation system that supports a variety of safe, sustainable and energy efficient modes of transportation;
- e) Review road transportation corridors, in consultation with local municipalities and the Province, to determine if a change in classification is necessary. Transfer of road jurisdiction to the County shall not require an amendment to the County Official Plan. Where a municipal road is assumed by the County, such road is to be classified as a 'collector road' or an 'arterial road' within the corresponding assumption by-law;
- f) Encourage safe, convenient and visually appealing pedestrian and cycling facilities in Settlement Areas infrastructure;
- g) Limit direct vehicular access to County Roads where access is available by a local road;
- h) Ensure that development proposals that are likely to generate a significant traffic impact are accompanied by a transportation study an Engineering Report addressing the potential impact on the transportation network system and surrounding land uses to the satisfaction of the County and the local municipality;
- i) Where an Engineer's Report completed in support of a development proposal identifies a need for transportation improvements, such improvements shall be at the expense of the development proponent;
- j) Encourage the conversion of preservation and reuse of abandoned railway rights-of-way back to private ownership or to other appropriate public uses; corridors for a purpose that maintains the corridor's integrity and continuous linear characteristics, where feasible, including but not limited to active transportation opportunities;
- k) Ensure where possible, compatible land uses adjacent to railway corridors and rail terminal facilities. New development may be required to provide appropriate safety measures such as setbacks, intervening berms, security fencing and noise and vibration studies as outlined in Section 2.4.2.6 and satisfactory to the local municipality and in consultation with the railway company; and authority having jurisdiction;
- l) The layout of all new residential developments shall provide a minimum of two access points to the existing road network. Exceptions to this policy shall be considered if the proposed street pattern is approved by

the local Municipality, emergency service provider(s) and the County Engineer, where applicable; and,

j)m) Address the matter of cross boundary traffic with the City of London, adjacent Counties and municipalities by establishing a planned network of roads which considers and coordinates the road hierarchy across municipal boundaries.

n) Ensure that all proposed access connections onto a Provincial Highway, as well as all proposed access connections along crossroads in the vicinity of a Provincial Highway or Interchange Ramp Terminal, shall be located in compliance with the Ministry of Transportation's Highway Access Management Manual requirements.

o) Encourage consideration for accommodating the movement of agricultural equipment and machinery, as necessary.

### 2.4.2.3 County Roads Right-of-Way Widths

The following County Road minimum rights-of-way widths shall apply:

- |    |  |                             |
|----|--|-----------------------------|
| a) | Arterial roads   | 36-metre right-of-way width |
| b) | Collector roads  | 30-metre right-of-way width |
| c) | Arterial roads constructed to an urban standard within Settlement Areas  | 30-metre right-of-way width |
| d) | Collector roads constructed to an urban standard within Settlement Areas | 26-metre right-of-way width |

Urban standard shall, in this case, be defined as a road constructed to include curbs, gutters and an underground stormwater collection system.

Where road right-of-way widths are less than those described above, the County may require, as a condition of consent as per Section 4.5.3 of the County Official Plan, the dedication of lands for road widening purposes from both the land to be severed and the lands to be retained. In addition, road widenings may be required as a condition of development pursuant to Section 41 of the Planning Act and Section 4.5.1 and 4.5.2 of this Plan. Right-of-way widths as described above are the largest widenings that may be obtained as a condition of development. Where County roads Road rights-of-way are less than those described, widenings may be taken equally from both sides of the road as measured from the centre line of the original road allowance constructed road. Where topographical features or other situations necessitate a larger widening on one side, no

~~more than 50% of the required widening shall be required through site plan control.~~

In addition to requiring road widenings to secure the minimum right-of-way widths, the County may require road widenings as a condition of development approval at County roads, turning lanes, daylighting triangles, channelization and locations for traffic control devices.

#### 2.4.2.4 County Road Setbacks

Generally, the following minimum setbacks shall apply where a building or structure is to be erected on a lot adjacent to a County road:

- a) Arterial roads 38-metres from the centre line
- b) Collector roads 33-metres from the centre line
- c) Arterial and collector roads located within urban, community and Settlement Areas and locally designated hamlets in agricultural areas setback requirement stipulated in the local zoning by-law
- d) Open storage on a lot which abuts or fronts on a County road setback shall be equal to the main building setback on the lot stipulated in the local zoning by-law

#### 2.4.2.5 Access to County Roads

~~Access to any County road shall require the approval of the County Roads Department Engineer and will shall be subject to By-law #5783, as amended, of the County of Middlesex for access permits. The location of access driveways should shall not create a traffic hazard due to concealment by a curve, grade or other visual obstructions. Access driveways should shall be limited in number and designed to minimize the danger to vehicular and pedestrian traffic all road users in the vicinity.~~

In order to maintain an effective and efficient transportation network system, access to county County roads will shall be strictly enforced. In this regard, any new development or significant redevelopment proposed adjacent to, or in close proximity to a county County road will shall require the approval of the County Roads Department Engineer.

#### 2.4.2.6 Development in Proximity to Railway Operations

The Railway Association of Canada and the Federation of Canadian Municipalities prepared a Guide for New Development in Proximity to Railway Operations. The guidelines propose building setbacks, noise and vibration influence areas, security fencing and warning clause guidelines. Local municipalities are encouraged to implement the Guidelines for New Development in Proximity to Railway Operations, as amended, within official plans and zoning by-laws.

## **2.4.3 Communication and Transmission Infrastructure**

The County's Strategic Plan encourages the construction of scalable, equitable broadband infrastructure. The location of communication and transmission infrastructure can have a significant impact on the Natural Heritage System as well as the built environment. It is important that these facilities be designed and located to minimize negative impacts wherever possible.

### **2.4.3.1 General Policies**

The County shall:

- a) Cooperate with local municipalities, the business community and other agencies to establish high quality electronic communication networks including fibre optics, and telecommunications;
- b) Ensure all communication corridors and transmission facilities are constructed, either above ground or underground to minimize the physical, visual and social impacts on the community and natural environment;
- c) Ensure, where possible, shared rights-of-way and/or existing transportation and utility corridors shall be used in order to reduce impacts on the community and natural environment;
- d) Ensure facilities are located to avoid the Natural Heritage System, where possible, and minimize the impact on Agricultural Areas. Where facilities must be located in these areas, consideration shall be given to the environmental implications associated with the development;
- e) Ensure that in Settlement Areas facilities are located underground or constructed with aesthetically pleasing towers;
- f) Encourage construction of facilities to be timed to minimize crop losses;
- g) Ensure the crossing of County Roads or road rights-of-way are approved by the County;

- h) Be assured that the necessary facilities will be provided in a timely fashion prior to approval of any development. The cost of extending services will be the responsibility of the developer;
- i) Ensure any odour, noise or emission from a facility or associated building or structure is mitigated to acceptable levels;
- j) Ensure soil removal in trench construction shall be carried out so that soil strata are replaced in their former order; and,
- k) Ensure surplus soils derived from trench excavation and construction debris shall be disposed of so as not to adversely impact the natural environment and in a manner acceptable to the landowner and the local municipality.
- l) Require the installation of broadband infrastructure within new developments.

#### **2.4.4 Waste Management**

The County shall develop and maintain a long term waste management strategy. The waste management strategy will promote waste diversion (reduce, reuse, recycle) as well as other alternatives as part of an integrated waste management system.

##### **2.4.4.1 General Policies**

The County shall:

- a) Participate in the London/Middlesex Waste Management Plan initiatives and ensure that a full range of waste management options are addressed;
- b) Require new waste disposal facilities to proceed by way of an amendment to the County Official Plan and local official plan;
- c) Require development proposals generally within 500 metres of either an active or closed landfill site to be accompanied by a study prepared by the proponent which evaluates the presence and impact of environmental contaminants including methane gas, leachate in soils and groundwater. The study shall address any mitigation measures which may be required;
- d) Require all local Official Plans to identify all known closed, abandoned and active waste disposal sites, and provide pPolicies for development in proximity to such sites shall also require a review of known waste disposal sites within a municipality's boundaries and those located

outside but generally within 500m of a municipality's boundaries; and

- e) Cooperate with all levels of government and other agencies to promote public awareness of waste issues and innovative ways of reducing waste.
- f) Where development is proposed for approval on a non-operating waste disposal site, no use will be made of land or land covered by water which has been used for the disposal of waste within a period of twenty-five (25) years from the year in which such land ceased to be used unless the approval of the Minister of the Environment, Conservation and Parks for the proposed use has been given.

Where development is proposed for approval on a non-operating waste disposal site, after twenty-five (25) years from the year in which such land ceased to be used, a study will be required as per c) above.

## **2.4.5 Sanitary Sewers and Water**

The County of Middlesex does not fund or maintain sanitary sewer or water systems in the County. The County does however, promote efficient and environmentally responsible development which is supportable on the basis of appropriate types and levels of water supply and sewage disposal. The County encourages new development to proceed on the basis of full municipal services. Where partial municipal services are considered the supporting studies shall address all servicing options. Development on partial services shall only be permitted in the following circumstances:

- a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;  
or
- b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

### **2.4.5.1 General Policies**

The County shall:

- a) Encourage development on municipal water and sanitary sewer systems. Where local municipalities do not provide or demonstrate a strong potential to provide full municipal water and sewage treatment facilities, development other than infilling will require a Settlement

Capability Study as outlined in Section 2.3.6;

- b) Encourage local municipalities with water and sanitary sewage systems to monitor treatment capacities and operational effectiveness and to provide such information to the County at least every five years;
- c) Encourage improvement of existing systems and the installation of new systems in Settlement Areas throughout the County, where technically and financially feasible;
- d) Cooperate with local municipalities, the Province and other public and/or private partners to negotiate innovative arrangements for the provision of water and sanitary sewage systems in the County;
- e) Require site specific development proposals to be accompanied by an evaluation of servicing options within the Settlement Areas. The evaluation shall address the County's preferred servicing hierarchy:
  - i) extension from existing municipal system
  - ii) extension from existing communal system
  - iii) new municipal or communal system
  - iv) individual septic systems and private wells
- f) Evaluate local municipality needs for assistance with respect to the provision of water and sanitary sewage systems in accordance with the Growth Management framework established in Section 2.3;
- g) Encourage the proper maintenance of private sewage treatment systems in the County in order to protect and improve ground and surface water quality and avoid system malfunctions and failures;
- h) Encourage the correction of failed systems;
- i) Encourage and promote the use of technological and other system improvements which may help achieve reduced volumes and/or improved quality of effluent; and
- j) Encourage local municipalities to implement suitable and economically viable methods of reducing urban storm water runoff and to improve its quality in the furtherance of the Resource Management policies of this Plan.

Local municipalities must include policies in their local official plans that

require compliance with the recommended buffer separation guidelines as presented in the Ministry of the Environment, Conservation and Parks D-2 Guideline or its successor document, for compatibility between wastewater treatment facilities/sewage treatment works and sensitive land uses.

In addition, the location of all municipal / communal wastewater treatment facilities / sewage treatment works within a municipality's boundary are to be identified on Schedule(s) in local official plans and/or zoning by-laws, as well as those located outside of but generally within 400 metres of a municipality's boundary.

## **2.4.6 Alternative & Renewable Energy Systems**

The County shall encourage the development of alternative and renewable energy systems, as a source of energy for the economic and environmental benefit of Middlesex County and the Province of Ontario. These systems significantly reduce the amount of harmful emissions to the environment when compared to conventional energy systems. The County encourages the use of wind, water, biomass, methane, solar and geothermal energy.

Alternative and Renewable Energy Systems should be designed and constructed with appropriate setbacks from sensitive land uses and cultural heritage resources to minimize impacts.

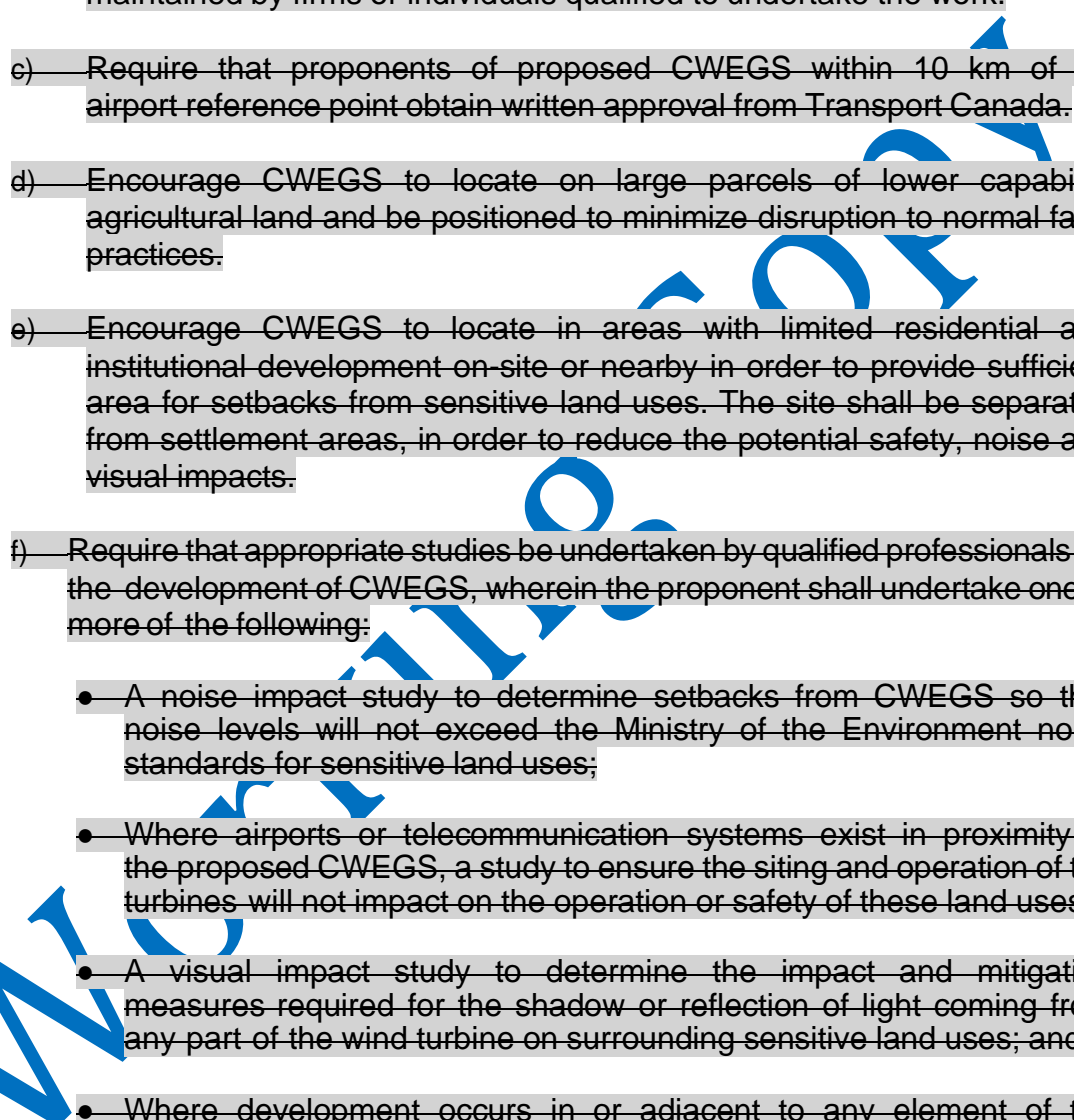
### **2.4.6.1 Wind Energy Generation Systems**

The County supports the development of Wind Energy Generation Systems (WEGS) due to its increasing recognition as a viable alternative energy source. These policies are intended to accommodate such systems at both small and commercial scales.

Small Wind Energy Generation Systems (SWEGS) generally produce electricity only for the on-site domestic consumption of the property owner. The establishment of a SWEGS is generally considered to be an accessory use to the principle use of the property and therefore may be permitted, subject to the provisions of the municipal zoning by-law.

Commercial Wind Energy Generation Systems (CWEGS) are a more intensive land use and usually comprise more than one generating unit. CWEGS are intended to be connected to the provincial electrical transmission grid. The establishment of a CWEGS will not require an amendment to this Plan. The establishment of a CWEGS may require an amendment to the local official plan.

As it relates to the establishment of CWEGS, the County shall:

- 
- a) Support the use of Site Plan Control for the location of road access, parking, accessory buildings, vegetative buffers, location of external facilities, storm water management / drainage and any other identified impact mitigation measures.
- b) Require that the CWECS shall be designed, built, operated and maintained by firms or individuals qualified to undertake the work.
- c) Require that proponents of proposed CWECS within 10 km of an airport reference point obtain written approval from Transport Canada.
- d) Encourage CWECS to locate on large parcels of lower capability agricultural land and be positioned to minimize disruption to normal farm practices.
- e) Encourage CWECS to locate in areas with limited residential and institutional development on-site or nearby in order to provide sufficient area for setbacks from sensitive land uses. The site shall be separated from settlement areas, in order to reduce the potential safety, noise and visual impacts.
- f) Require that appropriate studies be undertaken by qualified professionals for the development of CWECS, wherein the proponent shall undertake one or more of the following:
- A noise impact study to determine setbacks from CWECS so that noise levels will not exceed the Ministry of the Environment noise standards for sensitive land uses;
  - Where airports or telecommunication systems exist in proximity to the proposed CWECS, a study to ensure the siting and operation of the turbines will not impact on the operation or safety of these land uses;
  - A visual impact study to determine the impact and mitigation measures required for the shadow or reflection of light coming from any part of the wind turbine on surrounding sensitive land uses; and
  - Where development occurs in or adjacent to any element of the County's Natural System, a Development Assessment Report (DAR) to determine the potential impact on the natural feature and the study shall identify measures to mitigate the impact as required.

#### **2.4.7 Groundwater Management and Water Resource and Source Protection**

Groundwater is a major source of water for domestic, industrial,

commercial and agricultural uses in Middlesex County and it is imperative that this resource be protected in order to ensure a sustainable and safe supply to meet the current and future needs of those residents and businesses that rely on it.

The *Clean Water Act, 2006* ensures the protection of municipal drinking water supplies by outlining a risk-based process on a watershed basis to identify vulnerable areas (i.e. wellhead protection areas) and associated drinking water threats through the preparation of Assessment Reports, and develop policies and programs to eliminate or reduce the risks posed by identified drinking water threats through the preparation of Source Protection Plans. This process is otherwise known as Source Protection Planning.

The science-based Assessment Report is the technical basis upon which a Source Protection Plan is prepared. The Source Protection Plan contains policies to address the drinking water threats identified in the Assessment Report. There are three Source Protection Plans that apply within the Middlesex County: Thames Sydenham and Region Source Protection Plan; Kettle Creek Source Protection Plan; and Ausable-Bayfield Source Protection Plan. The boundaries of these Source Protection Plans as they apply to Middlesex County are identified in Schedule F to the Official Plan.

Assessment Reports and Source Protection Plans may be amended from time to time in accordance with the *Clean Water Act, 2006*.

The Municipalities of Middlesex Centre and Thames Centre have drinking water systems that are regulated by The Thames, Sydenham and Region Source Protection Plan, whereas all municipalities within the County rely on surface and groundwater sources for a range of applications and uses. The Counties of Middlesex Commissioned a Groundwater Study through funding provided by the Ministry of the Environment (Middlesex Elgin Groundwater Study, Final Report July 2004) in order to assess groundwater conditions and recommend management and protection practices to maintain the quality and quantity of the groundwater resource. The primary goal of this study was to examine groundwater resources as a local and regional level, and to identify potential risks to these resources.

The Study delineated a well head protection areas for municipal wells, mapping of groundwater recharge and discharge areas, and identification of sensitive groundwater areas.

The following general policies will provide guidance with respect to the protection and management of groundwater resources and the implementation of Source Protection Plans. The Middlesex Elgin Groundwater Study should be cited in local official plans as a reference document that is applicable to this region. To implement Source Protection Plan policies and ensure the protection, improvement and restoration of the quality and quantity

of groundwater resources, local municipalities shall amend their official plans, and where required, zoning by-laws to: address the following in their official plans and zoning by-laws:

- e) promoteion of water conservation practices, including the efficient and sustainable use of water resources;
- f) encourage stormwater management practices that minimize stormwater volumes and contaminant loads in order to enhance water quality and quantity control,
- g) implementation of restrictions on development and site alteration to protect all municipal drinking water supplies and sensitive groundwater features;
- h) encourage agricultural practices that protect water resources;
- i) identify the vulnerable areas in which a significant drinking water threat could occur as specified in the applicable Source Protection Plan(s); and
- j) conform to significant drinking water threat policies and threat-specific land use policies as required by applicable Source Protection Plans(s).



## 3.0 DETAILED LAND USE POLICIES

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### 3.1 INTRODUCTION

The detailed policies of this Plan apply to the lands designated on Schedule A. These policies shall be read and interpreted in conjunction with the Policy Framework established in Section 2, the policies of Sections 4 and 5 and the Schedules A and C.

The detailed land use policies provide specific direction for growth and development within the County. Additional policy direction is provided through the local official plans.

The following specific land use designations established through the policies of this Section include: Settlement Areas; and Agricultural Areas; and Natural Environment Areas.

Any development on lands identified on Schedule A of this Plan must conform to the policies associated with the particular land use designation.

### 3.2 SETTLEMENT AREAS

#### 3.2.1 Introduction

The Growth Management policies of this Plan, presented in Section 2.3, direct a significant portion of the County's future growth to Settlement Areas in order to:

- protect Agricultural Areas;
- protect the Natural Environment Areas System; and
- promote efficient use of water and sewage services.

The Settlement Area designation is comprised of two policy sections: Urban Areas, Community Areas. The criteria for establishment of Urban and Community Areas and the policy framework for these Areas are set out in Section 2.3. Detailed land use Policies related to Hamlets can be found in Section 3.3, Agricultural Areas.

#### 3.2.2 Development Policies

New development in Settlement Areas is encouraged to proceed by Plan of Subdivision. Development by consent will be considered only in accordance with Section 4.5.3.

A Settlement Capability Study, as outlined in Section 2.3.6, shall be prepared in support of any new development in a Settlement Area which does not provide full municipal water and sanitary sewer systems.

County Council recognizes that many Settlement Areas are surrounded by the Agricultural Areas designation. Infilling, rounding-out or minor extensions of existing development in Settlement Areas may be permitted provided that there is no major expansion of the outer limits of existing development as identified in the local Official Plan and subject to:

- a) the new development being serviced in accordance with accepted standards; and
- b) the development complying with the Minimum Distance Separation Formulae; and
- c) alternative locations have been evaluated that do not consist of prime agricultural land or instead consist of lower priority agricultural land and impacts on agricultural operations are mitigated to the extent feasible. Evaluation of agricultural impacts shall be done in accordance with the criteria identified in the Guidelines for Permitted Uses in Ontario's Prime Agricultural Areas.

A Settlement Capability Study, as outlined in Section 2.3.6, is not required for these infilling, rounding-out or minor extensions.

Settlement Areas shall develop in a manner that is phased, compact and does not result in a strip pattern of development.

Every effort shall be made to preserve the historic character of Settlement Areas by requiring new development to complement the positive elements of the existing built-form.

Development shall minimize negative effects on the Natural System or sites of historical, geological or archaeological significance.

Where there is or has been a significant conversion of recreational and three season housing to permanent, year-round housing, these areas shall be identified and considered as settlement areas for the purposes of the above policies.

### 3.2.3 Local Official Plans

To achieve some consistency of approach, the County encourages local municipalities to include general development policies in their local official plan dealing with the following issues:

- a) the Settlement Area share of the total future overall County growth projection in accordance with the Growth Management Policies in Section 2.3 and with the Growth Management projections provided by the County;
- b) residential, including low, medium and high density residential uses, affordable housing, special needs housing, infilling and intensification;
- c) current land supply;
- d) commercial, including downtown commercial, highway commercial, shopping centre commercial (where appropriate), neighbourhood commercial and other commercial uses, as necessary;
- e) industrial, including a broad range of industrial uses;
- f) institutional, including health, cultural and educational facilities, public recreation facilities, government offices, public utilities and related uses and activities;
- g) employment area preservation and conversion policies;
- h) Natural Hazards and Natural Heritage System ~~the natural and built environment;~~
- i) community improvement;
- j) municipal services;
- k) transportation;
- l) economic development; and
- m) the built form and sustainability of proposed development applications;
- n) achieving a sense of place;
- o) protecting and conserving cultural heritage resources; and,
- p) other issues unique to the Settlement Area.

Local official plans shall contain, as a minimum, implementation policies dealing with the following issues:

- Amendments to the local Official Plan;

- Comprehensive Zoning By-laws and amendments;
- Minor variances;
- Non-conforming and non-complying uses;
- Plans of Subdivision;
- Site Plan Control;
- Consents;
- Property maintenance and occupancy standards;
- Public consultation;
- Servicing and phasing;
- Relationship to the County Official Plan; and
- Minimum Distance Separation; and
- Other by-laws pursuant to the Planning Act.

Secondary plans may be prepared as part of the local official plan to provide greater detail regarding land uses and specific development policies unique to each Settlement Area.

### 3.2.4 Urban Areas

#### 3.2.4.1 Permitted Uses

The local official plans shall provide detailed land use policies for the uses permitted in Urban Areas. These uses shall include:

- a) A variety of housing types;
- b) Commercial uses;
- c) Industrial uses;
- d) Community Facilities;
- e) Natural Heritage System features and ecological functions elements;
- f) Recreation and Open Space, including active and passive recreation

activities; and

- g) Other specific land use designations necessary to reflect the unique needs and character of each Urban Area.

New livestock operations shall not be permitted in Urban Areas. ~~No expansion of Expansions of~~ existing livestock operations shall not be permitted beyond the ~~existing~~ requirements of the Minimum Distance Separation Formula II.

### **3.2.5 Community Areas**

#### **3.2.5.1 Permitted Uses**

- a) A variety of housing types;
- b) Commercial uses primarily serving the day-to-day needs of the residents of the community;
- c) Dry industrial uses;
- d) Community facilities;
- e) Recreation and Open Space, including active and passive recreation activities; and
- f) Other specific land use designations necessary to reflect the unique needs and character of the Community Area;
- g) Natural Heritage System features and ecological functions elements

New livestock operations shall not be permitted in Community Areas. ~~No expansion Expansions of~~ existing livestock operations shall not be permitted beyond the ~~existing~~ requirements of the Minimum Distance Separation Formula II.

## **3.3 AGRICULTURAL AREAS**

### **3.3.1 Introduction**

The purpose of the Agricultural Areas designation is to protect and strengthen the agricultural community, a major economic component within the County, while ~~recognizing the potential for a limited amount of development in existing locally~~ directing growth and development to existing settlement areas and designated hamlets. The Agricultural Areas policies protect agricultural lands from the intrusion of land uses that are not compatible with agricultural operations. These incompatible uses are most frequently identified as non-

farm related residential dwellings on small lots. As a result, this Plan contains policies that limit the creation of new lots in Agricultural Areas.

The Growth Management Policies of this Plan support the protection of agricultural land by encouraging most of the projected population growth to locate in Settlement Areas.

The Agricultural Areas designation includes all land not otherwise designated as Settlement Areas ~~or Natural Environment Areas~~.

### 3.3.2 General Policies

It is the policy of County Council that the Agricultural Area in Middlesex County shall be preserved and strengthened with the goal of sustaining the agricultural industry and promoting local food production that is so vital to the Middlesex economy.

In the Agricultural Areas, farm parcels shall remain sufficiently large to ensure flexibility and the economic viability of the farm operation. The creation of parcels of land for agriculture of less than 40 hectares shall generally not be permitted.

~~Notwithstanding the policies of this Plan that permit consents in the Agricultural Area on a limited basis, in no instance shall an original township lot be divided into more than two parcels of land. For the purposes of this section, any township lot that has been severed for the purposes of a school site or church site prior to 1995, a road widening or minor lot line adjustments shall be deemed to be an original township lot.~~

Existing separate and distinct parcels of land of insufficient size to be a viable farm unit will be encouraged to consolidate with abutting farm units. Development of these lots must conform to the Minimum Distance Separation Formula ~~is subject to local official plan policy and zoning by-law regulations.~~

Limited non-agricultural uses such as on-farm diversified uses may be permitted in the Prime Agricultural Areas subject to the criteria provided in the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. On-farm diversified uses may be subject to site specific zoning regulations and are not removed from the Agricultural Area land use designation.

### 3.3.3 Permitted Uses

Agricultural Areas shall generally permit the following use:

- a) agricultural ~~and related~~ uses;

- b) agriculture-related and on-farm diversified uses in accordance with Section 3.3.5;
- c) up to two farm residences provided the second farm residence is a temporary residential unit;
- d) forestry uses;
- e) mineral aggregate and petroleum extraction;
- f) conservation;
- g) public and private open space and recreation facilities (subject to PPS 2020 policies for site-specific non-agricultural uses as provided in Section 2.3.6.1 (b);
- h) home occupation;
- i) occasional agricultural demonstration events such as a plowing match;
- j) retail stands for the sale of agricultural products produced on the farm unit upon which the retail stand is located; and
- k) bed and breakfast establishments; and
- l) farm related commercial and industrial uses in accordance with Section 3.3.5.

New estate residential development is prohibited in the Agricultural Area.

### 3.3.4 Hamlets in Agricultural Areas

Where an approved local official plan permits development in designated hamlets, such development may proceed. No further land shall be designated for development except by way of a comprehensive review and in compliance with the Minimum Distance Separation Formula.

In approving the local official plan amendment, the County shall consider the need for such expansion in the context of the projected population growth for the local municipality and the County as a whole and other matters deemed important by the County.

Infilling, rounding out in depth or minor extensions of existing development may be permitted provided that there is no further outward expansion of the limits of existing development, subject to the following:

- a) the new development is serviced in accordance with Section 2.4.5 and accepted servicing standards; and
- b) the development complies with the Minimum Distance Separation Formula.

### 3.3.5 Farm Agriculture-Related Commercial and Industrial and On-Farm Diversified Uses

Commercial and industrial development Agriculture-related and on-farm diversified uses directly related to, and supportive of, agricultural operations, including feed mills, farm implement dealers, grain drying, abattoirs, kennels, stables and veterinary clinics may be permitted providing the following policies are considered:

- a) the commercial or industrial operation agriculture-related and on-farm diversified uses cannot reasonably be located in a Settlement Area and must be located in proximity to farming activities;
- b) such uses shall be located to conform with the Minimum Distance Separation Formula;
- c) where local zoning by-laws do not provide as of right zoning for agriculture related and on-farm diversified uses an site specific amendment to the Zoning By-law is approved;
- d) the commercial or industrial agriculture-related and on-farm diversified uses shall not require large volumes of water nor generate large volumes of effluent and shall be serviced with appropriate water supply and sewage treatment facilities;
- e) commercial and industrial Agriculture-related and on-farm diversified uses shall be located and designed to minimize potential adverse impacts upon adjacent residential or other sensitive uses by buffering measures such as landscaping, berming and building setback and layout;
- f) the location of commercial and industrial uses must provide for a minimum sight distances from the access points in either direction along a County or local road; and
- g) the site plan policies of local official plan;
- h) the agriculture-related or on-farm diversified uses shall be in accordance with the Provincial Guidelines on Permitted Uses in Prime Agricultural Areas;

- i) Agriculture-related and on-farm diversified uses are to remain within the Agricultural Areas land use designation and are permitted without the need to amend this plan; and
- j) Proposed access to highways under the jurisdiction of the Province of Ontario, or proposed access in proximity of such highways or interchange ramp terminals, shall be subject to the regulations and policies of the Ministry of Transportation and design and construction of these proposed accesses will be subject to the approval of the Ministry."

### 3.3.6 Home Industries Occupations

Home occupations not related to farming shall be permitted provided the use is secondary to the farm operation. The home occupation shall be located, in case of a residential property, in the house and in the case of a farm, may include buildings other than the house. Home industry uses, which comprise a gainful occupation conducted in whole or in part in an accessory building (shed or farm building) by a member of that family and up to three non-family members, shall be permitted. In order to ensure that the scale of the home occupation is clearly secondary to the residential or farm use, on lots less than 1.0 ha in size, the gross floor area of the home industry shall not exceed the gross floor area of the residential unit. Home occupations shall have no negative impact on the Natural Heritage System.

Outside storage associated with a home occupation industry shall be limited in scale and be screened from view from surrounding roads.

Proposed access to highways under the jurisdiction of the Province of Ontario, or proposed access in proximity of such highways or interchange ramp terminals, shall be subject to the regulations and policies of the Ministry of Transportation and design and construction of these proposed accesses will be subject to the approval of the Ministry.

### 3.3.7 Mineral Aggregate Extraction

In the Agricultural Areas, mineral aggregate extraction is a permitted as an interim use in accordance with the provincial Agricultural Land Policies Provincial Policy Statement and Section 2.2.3 of this Plan.

Local Official Plans should designate identify areas of significant mineral aggregate resource potential where information is available.

Mineral aggregate extraction uses may be permitted through site-specific official plan amendments and / or zoning regulations, but are to remain in the Agricultural Area land use designation.

### 3.3.8 Livestock Capability

In areas designated for residential or other non-agricultural uses, the local official plan shall establish restrictions upon the establishment of new intensive livestock operations or the expansion of existing livestock operations in accordance with the Minimum Distance Separation Formula. These restrictions will be used to ensure compatibility of intensive agricultural and non-agricultural uses.

## 3.4 NATURAL ENVIRONMENT AREAS

### 3.4.1 Introduction

The County of Middlesex is characterized by a rich diversity of environmental attributes including wetlands, Areas of Natural and Scientific Interest (ANSI's), significant woodlands, river systems, and fish and wildlife habitats. In order to protect, maintain, and where necessary rehabilitate, natural features for existing and future residents of the County, the Natural Environment Areas policies address the appropriateness of development and restrict development to locations which do not adversely affect the sustainability of these features and ecosystems.

In addition to contributing to the ecosystem processes, some Natural System elements are considered to be Natural Hazards and pose a risk to life or property if the land is developed. These lands include floodplains, areas of steep slope and erosion-prone slopes. This Plan contains policies to restrict development in or near these hazard lands.

The Natural Environment Areas designation includes Wetlands, flood regulated watercourses and associated floodplains and Habitats of Threatened and Endangered Species.

### 3.4.2 Permitted Uses

Permitted Uses in the Natural Environment Areas designation shall be restricted to:

- h) existing uses, including limited expansion where such expansion will have no overall negative impact upon the Natural System;
- i) agriculture;
- j) conservation;
- k) forestry;

l) wildlife areas;

m) passive recreation;

n) public parks, and

o) horticulture.

Buildings and structures are generally not permitted. Only those uses which do not detract from the primary function of the Natural System for preservation and conservation of the natural environment will be permitted.

### 3.4.3 General Policies

It is the policy of this Plan to discourage any form of development in Natural Environment Areas designation that would detract from the wise management and stewardship of the Natural System or would cause a risk of property damage or create a potential for loss of life. The following policies shall therefore apply. In the absence of engineered flood line mapping, an Official Plan Amendment will not be required for minor adjustments to Natural Environment Areas boundaries, providing the abutting land use designation remains unchanged.

It is expected that areas designated as Natural Environment Areas will generally remain as such over the long term. Lands designated Natural Environment Areas may be considered for other uses based upon an amendment to this Plan, the local official plan and zoning by-law.

The Natural Environment Areas designation shall not be construed as implying that such land is free and open to the general public or will be purchased by the municipality or other public agency.

The boundaries of the areas designated as Natural Environment Areas on Schedule A are not precise and are accepted as being flexible, to some extent. The limits of the Natural Environment Areas on the ground should be determined through consultation with the appropriate Conservation Authority, the Province, the local municipality and the landowner.

For new development proposed within 50 metres of a flood regulated watercourse and within 120 m of wetland components of the Natural Environment Area boundary, the applicant may be required to submit a DAR in accordance with the policies of Section 2.2.1.2. It is the policy of County Council to consider waiving the requirement for the preparation of a DAR upon recommendation of the appropriate Conservation Authority and/or the Province if the proposal is of such a minor nature or site conditions are such to indicate that the preparation

of a DAR would serve no useful purpose for the protection of any Natural System element.

Detailed hazard land mapping is available for much of the County, through the Conservation Authorities; however in the absence of more detailed hazard land or environmentally significant area mapping, the boundaries of the Natural Environment Areas, as shown on Schedule A to this Plan, will be used as guides for the preparation of local official plans and Zoning By-laws, which will implement the policies of this Plan.

The local Official Plan and Zoning by-law shall reflect the Natural Environment Areas designation as shown on Schedule A. The Zoning by-law category shall prohibit all buildings, structures and uses except those permitted in Section 3.4.2 of this Plan.

### **3.4.4 Wetlands Development Policies**

#### **3.4.4.1 Wetlands**

- a) Development shall not be permitted within a wetland.
- b) A Wetland Area is a single continuous wetland which may be composed of one or more wetland types.
- c) Adjacent lands are those lands within 120 metres of an individual wetland area or is land connecting individual wetlands within a wetland complex.
- d) Development may be permitted on lands adjacent to wetlands if it does not result in any of the following:
  - i) a loss of wetland function;
  - ii) subsequent demand for future development which will negatively impact on existing wetland functions;
  - iii) conflict with existing site specific wetland management practices; and
  - iv) loss of contiguous wetland areas.

A development proposal on lands adjacent to a wetland will be subject to a Development Assessment Report (DAR), prepared in accordance with Section 2.2.1.2 and should be carried out by the proponent. The DAR shall be subject to review and comment by the Province, the Conservation Authority and other public authorities having jurisdiction.

- Development proposals may be considered on adjacent lands without

amendment to this Plan, in accordance with the abutting land use designation. If a DAR is required in accordance with Section 2.2.1.2 it should indicate how sub-section (d) above, has been met.

- It is the policy of County Council that wetlands shall be designated in local Official Plans and that policies be included to preclude new development within Wetlands.

*Working Copy Notation – Detail Land Use Policy Under Further Review in relation to potential changes to provide a framework for the future use of the County Official Plan (by the Village of Newbury) to include specific local official plan policies instead of utilizing a stand-alone local official plan.*

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## 4.0 IMPLEMENTATION

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### 4.1 GENERAL

The County Official Plan shall be implemented by means of the powers conferred on Council by the Planning Act, the Municipal Act and such other statutes as may be applicable. In particular, this Plan shall be implemented by local municipal official plans and zoning by-laws.

The County Official Plan recognizes that the implementation of any policy herein requires that County Council have the legal jurisdiction to do so. Specifically, this Plan is not intended to in any way infringe, nor is it to be interpreted as in any way infringing, on the statutory rights, powers or prerogatives of any other legal jurisdiction except as the County has the legal authority to do so. In addition, all public works shall be in conformity with this Plan. Further, nothing in this Plan shall be interpreted as precluding the continuation of any use legally established prior to Council adoption of the Plan.

The County Official Plan establishes a framework to guide the County's future growth and development. It is the intent of County Council that the County Official Plan provide general guidelines for the preparation and implementation of detailed planning documents by the local municipalities. The level of detail in the County Official Plan is intended to ensure the achievement of the County strategy outlined in the County Strategic Plan and Section 1.2 of this document.

### 4.2 AMENDMENTS TO THE COUNTY PLAN & MONITORING

This Plan has been prepared to accommodate all growth (agricultural, residential, commercial and industrial) anticipated over the next 250 years. In addition, this Plan reflects and implements the long term strategy established by the County through the County Strategic Plan. Amendments to the Plan should only be are required for significant departures from this strategy.

When submitting an application to amend the County Official Plan, the applicant shall provide supporting documentation, to the satisfaction of County Council, which adequately addresses the following:

- a) the intent or purpose of the County Official Plan is not radically altered;
- b) the benefit to the County including, but not limited to, social and financial benefits;

- c) the impact of the proposal on the Natural Heritage System and prime agricultural area;
- d) the adequacy of the County transportation network to accommodate the proposed amendment;
- e) the extent to which the public has been consulted regarding the proposed amendment

This Official Plan is based on a set of assumptions, forecasts, values and objectives which relate to future conditions. To ensure the continued relevance of the Official Plan in view of changing demographic, economic, technological, social and environmental conditions, it is important that the County Official Plan incorporate mechanisms to monitor change, to review its policies and, if warranted, to make amendments.

Monitoring involves recording and appraising the significance of events, trends and decisions in relation to the policies of the County Official Plan. The purpose of monitoring is to evaluate the effectiveness and relevance of the County Official Plan. In order to effectively monitor the policies of this Plan, County Council shall institute a program for on-going monitoring of factors such as population and household forecasts, land use and development trends, economic conditions, the supply, demand and availability of land for development and employment purposes, the adequacy of municipal services, land costs and the state of the natural environment.

Associated with the foregoing, County Council will prepare the following reports, in conjunction with the 5 year review of this Plan:

- A review of the range of housing forms relative to household income distributions for residents of the County;
- A review of the supply of land available for housing and employment purposes;
- Updated population, household and employment forecasts to coincide with information provided by Statistics Canada;
- The uncommitted reserve capacity of the sewage and water facilities in the County and a review of water and sewage infrastructure capacity relative to expected growth; and
- A review of the time frames associated with the processing of development applications relative to established targets.

As a priority, County Council shall establish baseline parameters to measure

the quality of the natural environment and will evaluate, every five years, the state of the natural environment relative to the established baseline.

County Council, following the adoption of this Plan, shall determine the need to revise the County Official Plan in whole or in part in consultation with the public at intervals of not more than every five years. In determining the need to revise the County Official Plan, County Council will require the preparation of a report which summarizes the types of planning applications received and the outcome of the monitory process relative to the effectiveness and relevance of the policies of this Plan.

### **4.3 LOCAL OFFICIAL PLANS**

It is the intent of the County, and a requirement of the Planning Act that local official plans shall conform to the County Official Plan and be one of the primary means of implementing the policies herein.

It is recognized, however, that some time may elapse between the adoption of the County Official Plan and the modification of the local official plans to ensure conformity. The modifications may be part of the statutory review process, as defined under the Planning Act. In the event of a conflict between the provisions of a local official plan and the provisions of this Plan in the interim period, the provisions of this Plan shall prevail to the extent of that conflict.

Nothing in this Plan shall prevent the local municipalities from adopting more restrictive policies or standards than those outlined in this Plan. In addition, it is not the intention of this Plan to prevent the development of areas designated for non-agricultural development in local Official Plans those existing non-agricultural designations within local official plans that dot the landscape outside of settlement areas, as of the date of passing of this Plan. Such lands are not removed from the Prime Agricultural Area.

### **4.4 LOCAL ZONING BY-LAWS**

When this Plan or any part thereof takes effect, every local zoning by-law shall be amended by the local municipalities to conform with this Plan pursuant to the Planning Act. The Amendments to the zoning by-laws should occur after the local official plan has been amended to conform to this Plan.

Notwithstanding the above, this Plan is not intended to prevent the continuation, expansion, or enlargement of uses which do not conform to the designations and provisions of this Plan. At their sole discretion, Councils of the local municipalities may zone to permit the continuation, expansion or enlargement of legally existing uses, or variations to similar

uses, provided that such uses:

- a) have no adverse effect on present uses of surrounding lands or the implementation of the provisions of this Plan;
- b) have regard for the MDS Formula as amended from time to time, if applicable; and
- c) are subject to any conditions that may be contained in a local official plan and/or the local official plan is amended to ensure conformity as necessary.

## **4.5 DEVELOPMENT APPLICATIONS**

### **4.5.1 Plan of Subdivision**

County Council shall approve only those plans of subdivision or condominium which comply with the provisions of this Plan and the applicable local official plan.

Under conditions of approval attached to plans of subdivision or condominium pursuant to the Planning Act:

- a) County Council shall require that the applicant(s) enter into appropriate agreements with the County or local municipality which may be registered against the title of the subject lands and which shall include such matters as services, financial requirements, County road facilities, dedication of land for public uses, exclusive of parks and other requirements to implement the provisions of this Plan; and
- b) the Council of the local municipality may require that the applicant(s) enter into appropriate agreements which shall be registered against the title of the subject lands, and may include such matters as, but not limited to, financial requirements, local roads, drainage, grading and landscaping, sidewalks and dedication of land for public uses and other requirements to implement the provision of this Plan and the local official plan.

### **4.5.2 Site Plan Control**

County Council shall encourage the use of site plan control provisions of the Planning Act, to implement the policies and provisions of this Plan and the local official plans, and to coordinate and enhance the physical development of the local municipality.

Provisions for site plan control shall be detailed in the local official plans.

### 4.5.3 Consent

#### 4.5.3.1 Introduction

The approval of consents to sever land in Middlesex County shall be in conformity with the relevant policies contained in this Plan, policies contained in local official plans, the Provincial Policy Statement and the provisions of the Planning Act. Under no circumstances shall consents be granted for approval that are contrary to the policies of this Plan or the local official plan.

A plan of subdivision under the Planning Act is generally required when any of the following occur:

- more than 3 lots (two severed and one retained) from a land holding are being created unless the local official plan contains policies regarding the number of lots required for a plan of subdivision.
- lots created require a new road for the provision of access.
- the provision or extension of municipal servicing (water and/or sewers, including communal servicing) is required; or
- other matters that may arise during the review of the development proposed.

A plan of subdivision may not be required under the following circumstance:

- infilling of up to 4 lots having frontage on a public road in areas serviced municipally by water and sanitary sewer systems.

The division of land by consent shall be in compliance with the provisions of any site plan, subdivision or any other development agreement registered against the title of the land holding. Consents shall not be permitted from a plan of subdivision that is under review.

In order to protect and maintain the viability of agriculture within Middlesex County, protect the natural environment and protect the investment made by the County and local municipalities in existing infrastructure and services, a consistent, impartial and understandable system of assessing development applications within the County has been created.

An application for consent is considered based on the underlying land use designation, any applicable Natural Hazard, Natural Hazard System or Groundwater Resource protection policies and the associated consent policies are applied accordingly. When reviewing applications for consent, County

Council, local Councils and the Committees of Adjustment will apply the appropriate set of policies.

Policies for each of the categories are intended to address the common elements of land division in the County. Local official plans may contain more detailed or restrictive severance policies and encompass a greater number of land division considerations reflecting local circumstances. Therefore, severance applications will be reviewed on the basis of the policies contained herein, as well as the more detailed policies of local official plans.

In certain circumstances consents for building purposes will not be permitted because of the potential for serious risk to life, health or property, or because the safety and efficiency of transportation systems could be jeopardized.

Consents for building purposes will not be permitted where:

- a) the division of land is located within a Natural Heritage Feature or Natural Hazard and a suitable building site cannot be found through the Development Assessment Report in Section 2.2.1.2;
- b) the division of land is located in a floodplain and an appropriate building site cannot be provided or access to the building site is subject to flooding or erosion based on comments from the Conservation Authority. Exceptions are consents for uses which by their nature must be located within a floodplain. Such uses include flood and erosion control works and passive non-structural uses;
- c) the division of land is located on significant mineral aggregate or mineral deposits, as identified by the Province;
- d) Provincial transportation objectives, standards and policies for safety and access cannot be maintained;
- e) County Roads entrance and building setback policies cannot be maintained on a County Road; or
- f) The created and retained parcels cannot be provided with a adequate level of service.

Easements, consents for lot additions/adjustments and severances for land assembly which facilitate subsequent development by plan of subdivision are not necessarily subject to the following policies and shall be evaluated based on site specific considerations established in local official plans provided such policies maintain the minimum standards set out in this Plan.

#### **4.5.3.2 General Policies**

The policies of this section shall apply to all consent applications. The severed and retained lots, when proposed to be used for residential, commercial or industrial uses, shall front on an existing road allowance which is opened and maintained on a year round basis and is constructed to a standard of construction adequate to provide for the additional traffic generated by the proposed use.

The creation of the lot or lots shall not create or substantially worsen traffic, access or servicing problems (failing septic systems). The consent shall only be granted if in conformity with the land use designations and policies of this Plan and the local official plan.

The severed and retained lots shall be of adequate size for the intended use, having regard for the topography of the land, the siting of proposed buildings and services and points of access.

On the granting of a consent, conditions may be imposed on the severed and retained parcels.

Compliance with the Minimum Distance Separation Formula shall be maintained.

#### **4.5.3.3 Settlement Areas**

The following policies apply to lands designated Settlement Areas on Schedule A and those areas designated Agricultural Areas on Schedule A which are designated as hamlets in the local Official Plans, as of the date of passing of this Plan.

First consideration for the division of land in Settlement Areas shall be given to development by Plan of Subdivision. When the scale of development does not require a Plan of Subdivision a consent to sever will be considered provided:

- a) the application represents infilling in a built-up area and the proposed lots are compatible with the lot area, frontage and density pattern of the surrounding area; and
- b) the application represents orderly and efficient use of land, and its approval would not hinder future development of the retained land.

Consents shall conform to the intent of this Plan and the land use designations and zoning provisions of the local municipality and in accordance with the Planning Act.

Where municipal services do not exist and where a Settlement Capability Study has established an overall growth management strategy which permits private services, regard shall be had to the suitability of the soil conditions and surface and groundwater conditions to provide for an adequate potable water supply, and to adequately support sub-surface sewage treatment to the standards of the approving agency having jurisdiction.

#### 4.5.3.4 Agricultural Area

These policies apply to lands designated Agricultural Areas on Schedule A. ~~Where a property is designated Agricultural Areas but is within a designated hamlet in a local Official Plan, the policies of Section 4.5.3.3 apply.~~

Non-farm related uses in the Agricultural Areas can potentially impair the effectiveness of agricultural operations. In addition, there can be a greater possibility of negative environmental impacts from scattered residential, commercial and industrial development.

In order to protect the Agricultural Area for agricultural uses, the following policies shall apply:

- a) Consent to sever a residence surplus to a farming operation as a result of farm consolidation may be permitted, provided the residence was built prior to January 1, 1999, the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and provided that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance;

*Working Copy Notation – January 1, 1999 Policy Under Further Review*

- b) consents involving minor boundary adjustments for legal or technical reasons shall be considered-provided that non-viable farm parcels are not created and agricultural activities are not adversely affected;
- c) consents for new farm lots shall generally not be considered where the result is the creation of a farm lot less than a typical township lot of about 40 hectares. Consents for the creation of new farm lots shall be considered where both the size of the lands being severed and the lands being retained are appropriate to:
  - 1. the type of agriculture being engaged in or proposed to be engaged in; and
  - 2. the type of agricultural activity and farm lot size common in the area.

In general, farm lot size shall be sufficiently large to create large contiguous farming blocks and to maintain flexibility to adapt to future changes in

agriculture and to avoid the unwarranted fragmentation of farmland. A minimum farm lot size shall be established in the Zoning By-laws of the local municipalities;

***Working Copy Notation – 40 Hectare Policy Under Further Review***

- d) consents for agriculture-related commercial and industrial uses shall be considered when the commercial or industrial use, due to its nature, must be located in close proximity to the agricultural operations which it serves, and that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- e) consents will not be considered on land located within 300 metres of an active sand, gravel or quarry operation or open pit mining operation;
- f) the creation of a lot for farm retirement purposes shall not be permitted; and
- g) Consents for residential infilling purposes shall not be permitted.

#### **4.5.3.5 Natural Environment Area**

These policies apply to land designated Natural Environment Areas on Schedule A.

Consents to create new lots which are, in whole or in part, within the Natural Environment Area designation, other than for public authority acquisitions, shall only be considered where the resulting lots are at least 40 ha in area. Any new lots created by consent for a public authority need not front on, or have access to, a public road allowance provided such lot is part of a wetland or woodland or similar passive use program which has been approved by the County.

#### **4.5.3.6 Complete Applications**

Ensuring that applications made under the Planning Act contain all materials required to thoroughly review the proposal promotes engagement and empowers councils to make better informed decisions in a timely manner. The review of complete applications supports a consistent approach to development within the County of Middlesex while also providing a streamlined approval process, assisting with the appropriate allocation of municipal resources, and delivering greater transparency between public and private interests.

Applications for amendments to the County Official Plan, Local Official Plan Amendments, Plans of Subdivision and Plans of Condominium will not be accepted by the County for processing if they are deemed to be incomplete.

To be deemed complete, an application must satisfy all applicable statutory requirements and be accompanied by the studies, information or other material listed below. The specific studies, information and material required may be scoped as set out through pre-submission consultation with representatives of municipalities and external agencies.

#### **4.5.3.7 Pre-Submission Consultation**

Any applicant requesting amendment to the County Official Plan, a Local Official Plan or for approval of a Plan of Subdivision or Plan of Condominium shall be required to hold a pre-submission consultation meeting.

#### **4.5.3.8 Required Information**

A pre-submission consultation meeting with the County, applicable area Municipality and other agencies as required will determine the scope and necessity of the studies required in support of the applications.

The County and local municipalities may require a peer review of any studies, information or other material submitted by an appropriate agency or professional consultant retained by the County at the applicant's expense.

Through the course of review process, an application which has otherwise been deemed to be complete, additional studies, information or other material may be required to address specific issues to enable County Council and local municipal councils to make informed decisions.

### **4.6 PUBLIC PARTICIPATION**

County Council and local municipal Councils shall actively encourage public participation by seeking the opinions and the advice of individuals and community and stakeholder groups in the on-going task of implementing, monitoring and reviewing this Plan.

County Council and the local municipal Councils shall ensure that the public is adequately notified and consulted, consistent with the following events:

- during the course of determining the need to review the Official Plan; and
- during the course of preparing and considering planning policies, studies and strategies associated with:

- i) official plan amendments and review processes;
- ii) the development of zoning by-laws;
- iii) issue based studies;
- iv) secondary plans and area studies;
- v) Community Improvement Plans;
- vi) urban design, streetscaping and downtown revitalization plans and guidelines; and
- vii) other matters deemed appropriate.

The measures utilized to facilitate public participation will be consistent with the scope and nature of the planning matter being addressed. Measures to facilitate public participation may include:

- a) formal and informal public meetings;
- b) public notices, advertising;
- c) workshops, open houses and displays;
- d) delegations at County Council and/or local municipal Councils or Committees of Council;
- e) the use of advertising and information releases;
- f) the establishment of advisory committees; and
- g) consultation with community, neighbourhood or special interest organizations.

County Council or the local municipal Councils may require that public meetings held for the purposes of soliciting public input relative to major planning initiatives be advertised in newspapers having general circulation in the municipality prior to the scheduled meeting. Notice may also be given through social media outlets and/or delivered by first class mail to persons deemed to have interest in the matter, including agencies, land owners, business owners and residents and to other persons who have requested notice of the meeting in accordance with the provisions of the Planning Act.

Where the planning matter to be considered consists of site specific matters, County Council or the local municipal Council will ensure that as a

minimum, notice delivered in accordance with the requirements of the Planning Act, by first class mail is provided to the following:

- every owner of the land within the affected site and/or area to which the proposal applies as shown on the last revised assessment roll
- every owner of land within the distance prescribed by the regulations of the Planning Act or other applicable statute, external to the area to which the proposal applies, as shown on the last revised assessment roll; and
- every person and agency that has given written request for such notice.

County Council and the local municipal Councils shall consider all written and verbal submissions concerning a planning matter when making decisions and/or recommendations. An analysis of the written submissions and verbal presentations at public meetings may be prepared and submitted to County Council and the local municipal Councils as part of any planning report prepared.

Prior to making decisions relating to planning matters, County Council and the local municipal Councils will encourage appropriate steps to be taken to resolve conflicting issues associated with the proposal. Where conflicting issues remain unresolved, these issues and the measures taken to respond to these issues shall be identified as part of any planning report prepared.

## **4.7 DEVELOPMENT CHARGES**

The County may, from time to time, pass Development Charges By-laws in accordance with the Development Charges Act or establish Community Benefits Charges in accordance with the Planning Act.

## **4.8 COMMUNITY IMPROVEMENT**

Community improvement may generally be described as including activities, both private and public, which work towards maintaining, conserving, rehabilitating, and redeveloping the existing physical environment to accommodate the economic, cultural, and social priorities of the community. Section 28 of the Planning Act allows upper-tier municipalities to pass by-laws designating the whole municipality or subject areas as community improvement areas.

County Council may make grants or loans to the council of a local municipality, for the purposes of carrying out a community improvement plan that has come into effect on such terms as County Council considers appropriate.



## 5.0 INTERPRETATION

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### 5.1 GENERAL

Sections 2-5 and Schedules A, B, C, and D and E excluding the glossary of terms, constitute the County Official Plan. Unless otherwise specified, deviation from the County Official Plan's provisions is not permitted without an amendment to this Plan.

All policies and schedules of the Plan must be considered together to determine conformity. Schedules are to be considered in conjunction with corresponding text. The boundaries of the land use designations on the schedules are intended to show general use areas and may be subject to minor variation without an amendment to this Plan. The precise delineation of Settlement Areas is found in the local municipal Official Plans.

The County Official Plan recognizes existing and approved land uses. If there is a discrepancy between the schedules and the text, the text takes precedence. Minor changes to road alignments do not require an amendment to the County Official Plan. The lists of permitted uses are intended to represent the general nature and type of activities and are not meant to be all inclusive.

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# APPENDIX A: GLOSSARY OF TERMS

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## **ACTIVE GRAVEL OR QUARRY OPERATION:**

means licensed sites within the County of Middlesex, existing extraction areas within the undersigned part of the County and sites under Aggregate Permit on Crown Land in the County.

## **ACTIVITY:**

Means one or a series of related processes that occurs within a geographical area and may be related to a particular land use.

## **ADJACENT LANDS:**

For the purpose of Natural Heritage System means those lands, contiguous to a specific Natural Heritage System Feature element, where it is likely that development or site alteration would have a negative impact on that Natural Heritage System feature and ecological functions element. The extent of the adjacent lands is 120 metres may be recommended by the Province or based on municipal approaches which achieve the same objectives.

For the purpose of Aggregate Resources and Petroleum Resources means those lands contiguous to lands on the surface of known petroleum resources, mineral deposits or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of adjacent lands may be recommended by the Province.

## **ADVERSE EFFECTS:**

mean one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant and animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any persons;
- f) rendering any property or plant or animal life unfit for use by humans;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business, and
- i) impairment of ecological functions important to sustaining the Natural Heritage System

## **AFFORDABLE:**

- a) means in the case of ownership housing, the least expensive of:
  - 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
  - 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) means in the case of rental housing, the least expensive of:

- a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
- a unit for which the rent is at or below the average market rent of a unit in the regional market area.

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**AGRICULTURAL USES:**

means the growing of crops, including nursery, biomass and horticultural crops; raising of livestock and other animals for food, or fur, or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

**AGRICULTURE-RELATED USES:**

means those farm related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation, directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

**AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI):**

mean areas of land and water containing natural landscapes or features that have been identified by the Province as having life science or earth science values related to protection, scientific study, or education.

**ASSESSMENT REPORT:**

means a scientific-based document that forms the basis of the Source Protection Plan, by identifying vulnerable areas, assessing vulnerability, identifying source water quality issues, identifying threats to the drinking water, and assessing the risk due to threats.

**BUILT-UP AREAS:**

mean areas where development is concentrated. It includes existing development, as well as vacant registered and draft approved lots.

**COMPREHENSIVE REVIEW:**

means an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

1. is based on a review of population and growth employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate this growth the development while protecting provincial interests;

2. utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within the existing settlement area boundaries.
3. is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
4. confirms that the lands to be developed do not comprise specialty crop areas;
5. is integrated with planning for infrastructure and public service facilities; and
6. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
7. confirms that sewage and water services can be provided in accordance with Policy 1.6.6; and
8. considers cross-jurisdictional issues.

In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

**CONSENT:**

means a legal permission, generally given by a local Committee of Adjustment, to create new parcels of land. in accordance with the Planning Act, to convey land by way of a deed or transfer, or grant, assign or exercise a power of appointment with respect to land, or mortgage or charge land, or enter into an agreement of sale and purchase of land or enter into any agreement that has the effect of granting the use of or right in land directly or by entitlement to renewal for a period of twenty-one years or more.

**COMMERCIAL WIND ENERGY GENERATION SYSTEM (CWEGS):**

means one or more wind energy generation systems that singly or collectively produces more than a total of 40 kilowatts based on nameplate rating capacity.

**CONSERVATION AUTHORITY:**

means the Ausable-Bayfield, St. Clair Region, Upper Thames River, Kettle Creek and Lower Thames Valley Conservation Authorities.

**CORRIDORS:**

mean the naturally vegetated or potentially re-vegetated areas that link or border natural areas and provide ecological functions such as habitat, passage, hydrological flow, connection or buffering from adjacent impacts. They can occur across or along uplands, lowlands or slopes. Ravine, valley, river and stream corridors are further defined as landform depressions, usually with water flowing through or standing in them for some period of the year. Ravine and valley corridors may be defined locally by considerations such as their natural features or functions, minimum setbacks from

the crest of slope, top of ravine or valley bank or top of projected stable slope.

### **CULTURAL HERITAGE RESOURCES**

Cultural heritage resources include, but are not restricted to, archaeological resources, built heritage resources and cultural heritage landscapes.

### **CUMULATIVE IMPACT:**

means the combined effects or potential effects of one or more development activities in a specified area over a particular time period. The effects may occur simultaneously, sequentially or in an interactive manner.

### **DEPOSITS OF MINERAL AGGREGATE RESOURCES:**

means an area of identified mineral aggregates resources that has a sufficient quantity and quality to warrant present or future extraction.

### **DEPOSITS OF PETROLEUM RESOURCES:**

means oil, gas, or brine resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation and may include sites of former operations where resources are still present.

### **DEVELOPMENT:**

means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the Drainage Act.

### **DEVELOPMENT ASSESSMENT REPORT (DAR):**

means a study prepared in accordance with established procedures, (see Section 2.2.1.2) to identify and assess the impacts of development on a specified feature or system.

### **DRINKING WATER THREAT:**

Means an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water, and includes an activity or condition that is prescribed by the regulations as a drinking water threat.

### **ECOLOGICAL FEATURES:**

means the natural areas represented by woodlands, thickets, meadows, wetlands, watercourses and water bodies, and connected vegetation features with associated ecological functions, processes, products or services and include that living and non-living environments that support provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

### **ECOLOGICAL FUNCTIONS**

means the natural processes, products or services that living and non-living

environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

### **ECOLOGICAL LINKAGE**

means areas providing connectivity supporting a range of species, community and ecosystem processes necessary to sustain natural plant and animal movement patterns between *ecological features* daily, seasonally and over multiple generations. *Ecological linkages* are preferably associated with the presence of existing *ecological features* and *ecological functions*, however, in rural agricultural areas, farm fields may perform important *ecological linkage* functions. *Ecological linkage* areas are not meant to interfere with normal farm practice. The extent and location of the *ecological linkages* can be assessed in the context of both the scale of the proposed development or site alteration, and the importance of *ecological linkage* to the long term sustainability of the Natural Heritage System.

### **ECOSYSTEM:**

means systems of plants, animals and micro-organisms, together with the non-living components of their environment, related ecological processes and humans.

### **ENDANGERED SPECIES:**

means a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources’ official species at risk list, official Species at Risk in Ontario (SARO) list, provided in the *Endangered Species Act, 2007* as updated and amended from time to time.

### **ENVIRONMENTAL ASSESSMENT PROCESS:**

means a process for authorization of an undertaking under legislation such as the Environmental Assessment Act, and Ontario Energy Board Act.

### **ENVIRONMENTALLY SIGNIFICANT AREAS (ESA)**

mean land or water areas that contain distinctive or unusual features, perform a key ecological function and/or provide habitat for significant plant and/or animal species.

### **EQUIVALENT POPULATION:**

means a figure expressing the capacities of water and sewer services, in terms of residential population.

### **EROSION HAZARDS:**

means a Natural Hazard characterized by the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using the 100 year erosion rate (the average annual rate of recession extended over a hundred year time span), an allowance for slope stability and an erosion allowance.

### **ESTATE RESIDENTIAL DEVELOPMENT:**

means residential development on large lots (0.3 ha or greater) outside of established

urbanized areas.

**FARM LANDS:**

mean only those lands which are evaluated as having a potential for farming due either to their containing Prime Agricultural Soils, or to their accommodating, or having accommodated, well-established farm uses.

**FARM OPERATION:**

means the composite of all parcels operated as a farm.

**FARM VACATIONS:**

mean a commercial operation where people pay to stay and/or work on an active farm in order to experience rural living.

**FARMER:**

means a person who owns and/or operates a farm in Middlesex County.

**FILL LINE:**

means a line intended to generally identify Natural Hazard lands such as steep slopes, areas susceptible to flooding and areas of unstable or organic soils. Fill lines are defined using the approved fill line mapping criteria established by the Conservation Authority having jurisdiction. Lands contained within registered fill lines are subject to the fill regulations of the Conservation Authority.

**FILL, CONSTRUCTION AND ALTERATION TO WATERWAYS REGULATION:**

means a regulation passed pursuant to Section 28 of the Conservation Authorities Act, R.S.O. 1990 or its successors, whereby a Conservation Authority may, among other matters, regulate:

- a) the straightening, changing, diverting, or interfering in any way with the existing channel of a river, creek, stream or watercourse;
- b) the construction of any building or structure in or on a pond or swamp or in any area subject to flooding; and
- c) the placing or dumping of fill of any kind in any defined part of the area over which the Conservation Authority has jurisdiction in which, in the opinion of the Conservation Authority, the control of flooding or pollution or the conservation of land may be affected.

**FISH:**

means fish, shellfish, crustaceans and marine animals at all stages of their life cycles.

**FISH HABITAT:**

means areas as defined in the Fisheries Act, which means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

### **FLOODING HAZARDS:**

means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water.

- a) Along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the 100 year flood level plus an allowance for wave uprush and other water related hazards.
- b) Along river and stream systems, the flooding hazard limit is the greater of:
  1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
  2. the one hundred year flood; or
  3. a flood which is greater than 1) or 2) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;except where the use of the one hundred year flood or actually experienced event as the standard for a specific watershed has been approved by the Minister of Natural Resources (where the past history of flooding supports the lowering of the standard).

### **FLOOD FRINGE:**

means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. The flood fringe is the area where development and site alteration may be permitted, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Ministry of Natural Resources and Forestry.

### **FLOOD PLAIN:**

means the area, usually low lands, adjoining a watercourse, which has been or may be subject to flooding hazards.

### **FUNCTIONS:**

mean, in regard to natural features and functions, the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

### **FUNCTIONS, ATTRIBUTES AND LINKAGES:**

**Functions:** mean the physical processes or actions in the landscape related to the movement and interaction of ground and surface water. The provision of vegetated terrestrial habitat and aquatic habitat as support for fauna.

**Attributes:** mean environmental characteristics of value which may include: individual species and populations of rare or uncommon flora and fauna; regionally important habitat areas upon which large populations of fauna depend; areas of seasonal concentration; unusual aquatic and terrestrial habitat (such as old forest); as well as sensitive habitat and species (such as cold water habitat and dependent fish species)

**Linkages:** mean linkages which describe the way in which components of the ecosystem are connected. These linkages may be aquatic such as stream, corridors or connections between groundwater and surface water, or they may be land-based such as wildlife corridors offered by a series of woodlots a short distance away.

**GROUNDWATER:**

means sub-surface water, or water stored in the pores, cracks and crevices in the ground below the water table.

**GROUNDWATER RECHARGE AREA:**

means an area in which there is significant addition of water by natural processes to groundwater.

**HAZARDOUS LANDS:**

means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable and the furthest landward limit of the flooding, erosion or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding, erosion or dynamic beach hazard limits. Along river and stream systems, this means the land, including that covered by water, to the organic soils or unstable bedrock (karst topography).

**HEAD-WATER:**

means the source area of a stream.

**HIGHLY VULNERABLE AQUIFER:**

Means an aquifer on which external sources have or are likely to have a significant adverse effect, and includes the land above the aquifer.

**HOME OCCUPATION:**

means a commercial or industrial use which is carried out on the same lot as a residential or farm use but which is not the main use of property. The home occupation shall be located, in case of a residential property, in the house and in the case of a farm, may include buildings other than the house.

**HYDROLOGY:**

the study of surface water.

**HYDROGEOLOGY:**

the study of ground water.

**INDIVIDUAL ON-SITE SYSTEMS:**

mean individual autonomous water supply and sewage disposal, systems that are owned, operated and managed by the owner of the property upon which the system is located and which do not serve more than five residential units/lots.

**INFRASTRUCTURE:**

means physical structures that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, ~~power generation and transmission~~, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

**INSTITUTIONAL USES:**

mean those uses, associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, the physically challenged or the young vulnerable populations such as older persons, persons with disabilities and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

**INTENSIFICATION:**

means intensification of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development;
- d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites additional dwelling units and rooming houses.

**LEGALLY EXISTING PITS AND QUARRIES:**

mean: a) lands under licence or permit, other than wayside pits and quarries, issued in accordance with the Aggregates Resources Act, or successors thereto; and b) for lands not under licence or permit, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation.

### **MINERAL AGGREGATE RESOURCES:**

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

### **MINIMUM DISTANCE SEPARATION FORMULAE:**

means formulae and guidelines developed by the Province, as amended from time to time to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

### **NATURAL HERITAGE FEATURES AND AREAS:**

means features and areas, such as significant wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant portions of the habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, and significant vegetation groups and significant vegetation patches as defined in the Middlesex Natural Heritage Systems Study 2014, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

### **NATURAL HERITAGE SYSTEM:**

~~means all existing Natural Features, Hazards, Areas and Functions in the County's geographical boundary~~ means a system made up of natural heritage features and areas, and ecological linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The County's natural heritage system is based on the approach outlined in the Middlesex Natural Heritage Systems Study (2014).

### **NEGATIVE IMPACTS:**

means:

- a) in regard to fish habitat, the harmful alteration, disruption any permanent alteration to or destruction of fish habitat, except where it has been authorized under the Fisheries Act using the guiding principle of no net loss of productive capacity.
- b) in regard to other Natural Heritage System elements, the loss of or degradation that threatens the health and integrity of the natural features or

ecological functions for which an area is identified.

**NORMAL FARM PRACTICES:**

means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

**ON-FARM DIVERSIFIED USES:**

means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

**ONE HUNDRED YEAR EROSION LIMITS:**

mean (for lands adjacent to ravines, river valleys and streams) the approved standards involving the combined influence of stable slope, 100 times the average annual recession rate, and an erosion allowance to define the erosion limits for regulatory purposes.

**ONE HUNDRED YEAR FLOOD:**

means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

**ONE ZONE CONCEPT:**

means the approach whereby the entire flood plain, as defined by the regulatory flood, is treated as one unit, and all development is prohibited or restricted.

**PARTIAL SERVICES:**

mean connection to one communal service or full municipal service where the other connection will be to an individual on-site system.

**PETROLEUM RESOURCE OPERATIONS:**

means oil, gas and brine salt wells, and associated facilities and other drilling operations, oil field brine fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

**PETROLEUM RESOURCES:**

means oil, gas, and brine salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

**POTENTIAL MINERAL AND PETROLEUM RESOURCES:**

mean areas favourable to the discovery of deposits of mineral or petroleum resources due to favourable geology, the presence of known deposits or other technical evidence.

**PRIME AGRICULTURAL AREA:**

means areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4- through 7 soils lands; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture, and Food, and Rural Affairs using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

**PRIME AGRICULTURAL LAND:**

means land that includes specialty crop lands and/or Canada Land Inventory Classes 1, 2 and 3 agricultural soils, in this order of priority for protection specialty crop areas and/or Canada Land Inventory Class 1, 2 and 3 lands, as amended from time to time, in this order of protection.

**PUBLIC LANDS:**

mean lands owned by a public body, but does not include crown lands or "public lands" as defined in the Public Lands Act.

**REDEVELOPMENT:**

means the creation of new units, uses or lots on previously developed land in existing settlements, including brownfield sites.

**REGULATORY FLOOD:** (for riverine flood plains)

means the flood standard of the respective Conservation Authority which is used to define flood plain limits for regulatory purposes as follows:

- a) Ausable-Bayfield Conservation Authority - Hurricane Hazel Storm Event
- b) St. Clair Region Conservation Authority - Hurricane Hazel Storm Event
- c) Upper Thames River Conservation Authority - 1:250 Year Storm Event
- d) Lower Thames Valley Conservation Authority - 1:250 Year Storm Event
- e) Kettle Creek Conservation Authority - Hurricane Hazel Storm Event

The one hundred year flood is the minimum acceptable regulatory flood standard. For those watersheds with a regulatory flood standard greater than the minimum acceptable, the Province may change the standard, in accordance with established procedures. The lowering of the existing regulatory flood standard will not be considered where the past history of flooding reveals that a higher level is more

appropriate. Where flooding is experienced in excess of the existing regulatory flood standard, the Minister of Natural Resources may require the regulatory flood standard to be modified to reflect the observed flood event.

**REHABILITATE:**

means, after extraction, to treat land so that the use or condition of the land is restored to its former use or condition, or is changed to another use or condition in accordance with applicable legislation. With respect to degraded natural environments, means a combination of appropriate and acceptable structural and non-structural works which are intended to reduce damages, plus an allowance to address slope and unstable slope related conditions.

**RESIDENCE SURPLUS TO A FARMING OPERATION:**

means a farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

**SECTION 59 NOTICE:**

Refers to the requirements under Section 59 of the Clean Water Act, which requires issuance of a notice from the Municipality's Risk Management Official before permitting an *activity* that is considered a restricted land use as identified in the *Source Protection Plan*.

**SETTLEMENT AREA:**

means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a. built up areas where development is concentrated and which have a mix of land uses; and
- b. lands which have been designated in the Official Plan for development over the long term planning horizon. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated.

**SETTLEMENT CAPABILITY STUDY:**

means a comprehensive study of a community to identify the suitability of the area to safely accommodate future growth and development in the absence of full municipal services, and to establish a technical foundation on which to base a secondary plan and evaluate applications for development. The study must address the servicing hierarchy set out in this Plan by assessing the feasibility of full or communal services and, if proven to be unfeasible, assessing the feasibility of proceeding on private services. The recommendations must be approved by the Ministry of the Environment.

**SEWAGE AND WATER SYSTEMS:**

- a) Full municipal sewage and water services:  
mean piped sewage and water services that are connected to a centralized

water and waste water treatment facility.

b) Public communal services:

mean sewage works and sewage systems, and water works that provide for the distribution, collection or treatment of sewage or water but which:

- i) are not connected to full municipal sewage and water services;
- ii) are for the common use of more than five residential units/lots; and
- iii) are owned, operated and managed by either:
  - the municipality; or
  - another public body; or
  - a condominium corporation or single owner which has entered into an agreement with the municipality or public body, pursuant to of the Planning Act, providing for municipal/public body assumption of the communal services in the event of default by the owner.

**SIGNIFICANT:**

means:

- a) in regard to provincially significant wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ministry of Natural Resources and Forestry using evaluation procedures established by the province, as amended from time to time.
- b) in regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources and Forestry, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle.
- c) in regard to woodlands, wetlands that are not provincially significant, thickets, meadows, connecting vegetation and open water, those wooded areas identified as being significant based on criteria provided in the in the Middlesex Natural Heritage System Study (MNHS) 2014 in that they meet one or more landscape criteria.
- d) in regard to other features and areas in policy 2.1 of the PPS, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of the County's Natural Heritage System. Criteria for determining significance may be recommended by the Province, but municipal approaches that achieve the same objective may also be used.

**SIGNIFICANT DRINKING WATER THREAT:**

Means a drinking water threat that, according to a risk assessment, poses or has the potential to pose a significant risk.

**SIGNIFICANT GROUNDWATER RECHARGE AREA:**

Means an area within which it is desirable to regulate or monitor drinking water threats that may affect the recharge of an aquifer.

**SMALL WIND ENERGY GENERATION SYSTEM (SWEGS):**

means any combination of wind energy generation systems that produce less than a total of 40 kilowatts based on nameplate rating capacity.

**SLOPE STABILITY:**

is achieved when all forces acting on a slope are in equilibrium. This would include natural forces within a slope caused by soil, water and climatic influences, and surface erosion forces caused by toe erosion and overland water flow. Human activities through the imposition of surcharge loading, management of vegetation, drainage and other surface wearing activities also influence slope stability.

**SOURCE PROTECTION PLAN:**

Means a drinking water source protection plan prepared under the Clean Water Act, 2006. A Source Protection Plan contains policies to reduce the threats (identified in the Assessment Report) to drinking water sources.

**SPECIALTY CROP LAND:**

means areas where specialty crops such as tender fruits (peaches, grapes, cherries, plums), other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- b) a combination of farmers skilled in the production of specialty crops; and of capital investment in related facilities and services to produce, store or process specialty crop.
- c) a long term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

**SURFACE WATER INTAKE PROTECTION ZONE:**

Means an area that is related to a surface water intake and within which it is desirable to regulate or monitor drinking water threats. (Ontario Regulation 287/07 under the Clean Water Act, 2006)

**SUSTAINABLE:**

means activities that meet present needs without compromising the ability of future generations to meet their own needs.

**TEMPORARY RESIDENTIAL UNIT:**

means a dwelling erected in such a way as to allow for its removal at a later date

without leaving a foundation or other permanent services and/or facilities.

**THREATENED SPECIES:**

means a species that is listed or categorized as a “Threatened Species” on the official Species at Risk in Ontario (SARO) list, provided in the *Endangered Species Act, 2007*, as updated and amended from time to time.

**TWO ZONE CONCEPT:**

means the approach whereby certain areas of the flood plain are considered to be less hazardous than others such that development, potentially could safely occur. The flood fringe defines that portion of the flood plain where development may be permitted, subject to appropriate floodproofing. The floodway defines that portion of the flood plain wherein development is prohibited or restricted.

**URBAN STANDARD:**

Means County Roads constructed with hot mix asphalt, concrete curbs and gutters, and with underground storm water collection systems.

**VULNERABLE AREA:**

Means a significant groundwater recharge area, a highly vulnerable area, a wellhead protection area, surface water intake protection zone, or a wellhead protection area.

**VEGETATION PROTECTION ZONE:**

Means a vegetated buffer area surrounding natural heritage features. The buffer area is band of permanent vegetation, preferably consisting of native species, located adjacent to a natural heritage feature and usually bordering lands that are subject to development or site alteration. The purpose of the buffer is to protect the feature and its functions by mitigating impacts of the proposed land use and allowing an area for edge phenomena to continue (e.g., allowing space for edge trees and limbs to fall without damaging personal property, area for roots of edge trees to persist, area for cats to hunt without intruding into the feature). The buffer may also provide area for recreational trails and provides a physical separation from new development that will discourage encroachment.

**WASTE MANAGEMENT SYSTEM:**

means sites and facilities to accommodate solid waste from one or more municipalities, and includes ~~landfill sites~~, recycling facilities, transfer stations, processing sites and ~~hazardous waste depots~~ disposal sites.

**WAYSIDE PIT OR WAYSIDE QUARRY:**

means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right- of-way.

**WELLHEAD PROTECTION AREA**

Means an area that is related to a wellhead and within which it is desirable to regulate to monitor drinking water threats.

**WETLANDS:**

mean lands that are seasonally or permanently covered by shallow water as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wetlands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purpose of this definition.

**WETLAND FUNCTIONS:**

mean the biological, physical, and socio-economic interactions that occur in an environment because of the properties of the wetlands that are present, including, but not limited to:

- a) ground water recharge and discharge;
- b) flood damage reduction;
- c) shoreline stabilization;
- d) sediment trapping;
- e) nutrient retention and removal;
- f) food chain support;
- g) habitat for fish and wildlife; and
- h) attendant social and economic benefits.

**WILDLIFE HABITAT:**

means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle and areas which are important to migratory or non-migratory species.

**WOODLANDS:**

means treed areas that provide environmental and economic benefits such as erosion prevention, water retention, provision of habitat, recreation and the sustainable harvest of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance.

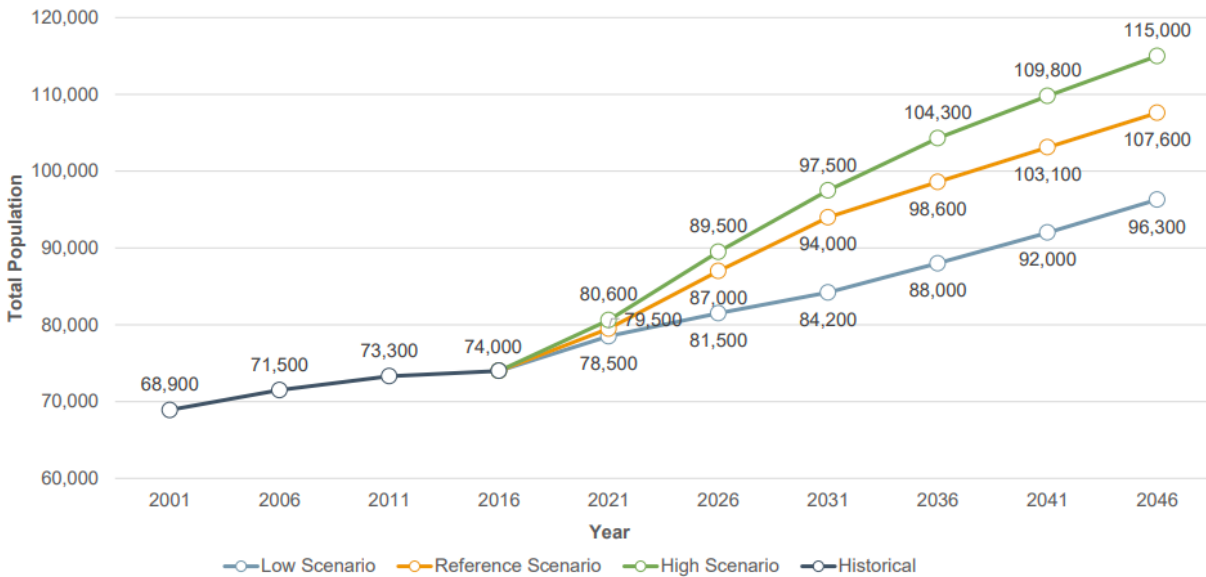
**WIND ENERGY GENERATION SYSTEM (WEGS):**

means any device such as a wind charger, windmill, or wind turbine that converts wind energy to electrical energy, including those facilities, equipment, machinery, and other devices necessary to the proper operation and maintenance of a wind energy conversion system, including access to roads, collector and feeder lines, and substations.

# APPENDIX B: POPULATION PROJECTIONS

## 1) Population Projections for Middlesex County, 2016–2046

### i) Middlesex County Population Forecast Scenarios, 2016 to 2046



Working

## ii) Middlesex County Population and Housing Growth, 2016 to 2046, Low Scenario

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount¹	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings²	Apartments³	Other⁴	Total Households		
Historical	Mid-2001	68,900	66,600	20,960	510	1,480	220	23,160	2.98	2.88
	Mid-2006	71,500	69,100	21,810	820	1,530	400	24,550	2.91	2.81
	Mid-2011	73,300	70,800	23,180	650	1,600	420	25,840	2.84	2.74
	Mid-2016	74,000	71,500	24,060	650	1,720	400	26,820	2.76	2.67
Forecast	Mid-2021	78,500	75,900	25,750	780	1,840	400	28,770	2.73	2.64
	Mid-2026	81,500	78,800	27,670	940	2,020	400	31,030	2.63	2.54
	Mid-2031	84,200	81,400	29,230	1,130	2,200	400	32,950	2.55	2.47
	Mid-2036	88,000	85,000	30,870	1,380	2,410	400	35,060	2.51	2.43
	Mid-2041	92,000	88,900	32,590	1,710	2,690	400	37,380	2.46	2.38
	Mid-2046	96,300	93,100	34,140	2,060	2,970	400	39,560	2.43	2.35
Incremental	Mid-2001 to Mid-2006	2,600	2,500	850	310	50	180	1,390		
	Mid-2006 to Mid-2011	1,800	1,700	1,370	-170	70	20	1,290		
	Mid-2011 to Mid-2016	700	700	880	0	120	-20	980		
	Mid-2016 to Mid-2021	4,500	4,400	1,690	130	120	0	1,950		
	Mid-2016 to Mid-2026	7,500	7,300	3,610	290	300	0	4,210		
	Mid-2016 to Mid-2031	10,200	9,900	5,170	480	480	0	6,130		
	Mid-2016 to Mid-2036	14,000	13,500	6,810	730	690	0	8,240		
	Mid-2016 to Mid-2041	18,000	17,400	8,530	1,060	970	0	10,560		
	Mid-2016 to Mid-2046	22,300	21,600	10,080	1,410	1,250	0	12,740		

Working

**iii) Middlesex County Population and Housing Growth, 2016 to 2046, Reference Scenario**

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	Mid-2001	68,900	66,600	20,960	510	1,480	220	23,160	2.98	2.88
	Mid-2006	71,500	69,100	21,810	820	1,530	400	24,550	2.91	2.81
	Mid-2011	73,300	70,800	23,180	650	1,600	420	25,840	2.84	2.74
	Mid-2016	74,000	71,500	24,060	650	1,720	400	26,820	2.76	2.67
Forecast	Mid-2021	79,500	76,900	26,050	800	1,860	400	29,110	2.73	2.64
	Mid-2026	87,000	84,100	29,470	1,080	2,190	400	33,150	2.62	2.54
	Mid-2031	94,000	90,800	32,470	1,450	2,520	400	36,850	2.55	2.47
	Mid-2036	98,600	95,200	34,410	1,750	2,770	400	39,330	2.51	2.42
	Mid-2041	103,100	99,600	36,350	2,120	3,080	400	41,950	2.46	2.38
	Mid-2046	107,600	104,000	38,000	2,490	3,390	400	44,280	2.43	2.35
Incremental	Mid-2001 to Mid-2006	2,600	2,500	850	310	50	180	1,390		
	Mid-2006 to Mid-2011	1,800	1,700	1,370	-170	70	20	1,290		
	Mid-2011 to Mid-2016	700	700	880	0	120	-20	980		
	Mid-2016 to Mid-2021	5,500	5,400	1,990	150	140	0	2,290		
	Mid-2016 to Mid-2026	13,000	12,600	5,410	430	470	0	6,330		
	Mid-2016 to Mid-2031	20,000	19,300	8,410	800	800	0	10,030		
	Mid-2016 to Mid-2036	24,600	23,700	10,350	1,100	1,050	0	12,510		
	Mid-2016 to Mid-2041	29,100	28,100	12,290	1,470	1,360	0	15,130		
	Mid-2016 to Mid-2046	33,600	32,500	13,940	1,840	1,670	0	17,460		

Working

#### iv) Middlesex County Population and Housing Growth, 2016 to 2046, High Scenario

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	Mid-2001	68,900	66,600	20,960	510	1,480	220	23,160	2.98	2.88
	Mid-2006	71,500	69,100	21,810	820	1,530	400	24,550	2.91	2.81
	Mid-2011	73,300	70,800	23,180	650	1,600	420	25,840	2.84	2.74
	Mid-2016	74,000	71,500	24,060	650	1,720	400	26,820	2.76	2.67
Forecast	Mid-2021	80,600	77,800	26,370	830	1,890	400	29,480	2.73	2.64
	Mid-2026	89,500	86,500	30,300	1,150	2,260	400	34,110	2.62	2.54
	Mid-2031	97,500	94,200	33,650	1,560	2,630	400	38,240	2.55	2.46
	Mid-2036	104,300	100,800	36,310	1,970	2,970	400	41,660	2.50	2.42
	Mid-2041	109,800	106,100	38,580	2,400	3,340	400	44,720	2.46	2.37
	Mid-2046	115,000	111,100	40,450	2,820	3,680	400	47,360	2.43	2.35
Incremental	Mid-2001 to Mid-2006	2,600	2,500	850	310	50	180	1,390		
	Mid-2006 to Mid-2011	1,800	1,700	1,370	-170	70	20	1,290		
	Mid-2011 to Mid-2016	700	700	880	0	120	-20	980		
	Mid-2016 to Mid-2021	6,600	6,300	2,310	180	170	0	2,660		
	Mid-2016 to Mid-2026	15,500	15,000	6,240	500	540	0	7,290		
	Mid-2016 to Mid-2031	23,500	22,700	9,590	910	910	0	11,420		
	Mid-2016 to Mid-2036	30,300	29,300	12,250	1,320	1,250	0	14,840		
	Mid-2016 to Mid-2041	35,800	34,600	14,520	1,750	1,620	0	17,900		
	Mid-2016 to Mid-2046	41,000	39,600	16,390	2,170	1,960	0	20,540		

#### v) Housing Forecast by Local Municipality – Low Scenario, 2016 to 2046

Year	Village of Newbury	Municipality of Southwest Middlesex	Municipality of Strathroy-Caradoc	Municipality of Thames Centre	Municipality of Middlesex Centre	Municipality of North Middlesex	Township of Adelaide-Metcalf	Township of Lucan Biddulph	Middlesex County
2016	180	2,350	8,300	4,920	5,990	2,330	990	1,790	26,820
2021	180	2,390	9,050	5,240	6,550	2,370	1,020	1,970	28,770
2026	200	2,550	9,800	5,620	7,110	2,560	1,110	2,080	31,030
2031	210	2,620	10,530	5,910	7,690	2,630	1,150	2,210	32,950
2036	220	2,680	11,230	6,220	8,430	2,700	1,190	2,380	35,060
2041	240	2,740	11,980	6,550	9,310	2,770	1,230	2,560	37,380
2046	250	2,790	12,660	6,840	10,180	2,810	1,260	2,780	39,560
Share of 2016 County Housing	1%	9%	31%	18%	22%	9%	4%	7%	100%
Share of 2046 County Housing	1%	7%	32%	17%	26%	7%	3%	7%	100%
Housing Growth									
2016-2046	70	440	4,360	1,920	4,190	480	270	990	12,740
Annual Growth Rate, 2016-2046	1.1%	0.6%	1.4%	1.1%	1.8%	0.6%	0.8%	1.5%	1.3%
Share of County Housing Growth, 2016-2046	1%	3%	34%	15%	33%	4%	2%	8%	100%

## vi) Household Forecast by Local Municipality – Reference Scenario, 2016 to 2046

Year	Village of Newbury	Municipality of Southwest Middlesex	Municipality of Strathroy-Caradoc	Municipality of Thames Centre	Municipality of Middlesex Centre	Municipality of North Middlesex	Township of Adelaide-Metcalfe	Township of Lucan Biddulph	Middlesex County
2016	180	2,350	8,300	4,920	5,990	2,330	990	1,790	26,820
2021	180	2,390	9,180	5,290	6,650	2,380	1,020	2,010	29,110
2026	220	2,660	10,560	5,970	7,680	2,680	1,170	2,230	33,150
2031	240	2,790	11,960	6,540	8,770	2,830	1,250	2,470	36,850
2036	250	2,860	12,760	6,900	9,700	2,890	1,290	2,690	39,330
2041	260	2,920	13,540	7,270	10,760	2,960	1,330	2,910	41,950
2046	280	2,950	14,210	7,570	11,750	3,000	1,360	3,160	44,280
Share of 2016 County Housing	1%	9%	31%	18%	22%	9%	4%	7%	100%
Share of 2046 County Housing	1%	7%	32%	17%	27%	7%	3%	7%	100%
<b>Housing Growth</b>									
2016-2046	100	600	5,910	2,650	5,760	670	370	1,370	17,460
Annual Growth Rate, 2016-2046	1.5%	0.8%	1.8%	1.4%	2.3%	0.8%	1.1%	1.9%	1.7%
Share of County Housing Growth, 2016-2046	1%	3%	34%	15%	33%	4%	2%	8%	100%

## vii) Household Forecast by Local Municipality – High Scenario, 2016 to 2046

Year	Village of Newbury	Municipality of Southwest Middlesex	Municipality of Strathroy-Caradoc	Municipality of Thames Centre	Municipality of Middlesex Centre	Municipality of North Middlesex	Township of Adelaide-Metcalfe	Township of Lucan Biddulph	Middlesex County
2016	180	2,350	8,300	4,920	5,990	2,330	990	1,790	26,820
2021	180	2,400	9,320	5,350	6,760	2,380	1,030	2,040	29,480
2026	220	2,700	10,900	6,130	7,930	2,730	1,200	2,300	34,110
2031	240	2,860	12,470	6,760	9,160	2,900	1,290	2,570	38,240
2036	260	2,950	13,600	7,260	10,390	3,000	1,350	2,850	41,660
2041	280	3,020	14,510	7,690	11,630	3,080	1,390	3,110	44,720
2046	290	3,060	15,260	8,040	12,760	3,110	1,420	3,410	47,360
Share of 2016 County Housing	1%	9%	31%	18%	22%	9%	4%	7%	100%
Share of 2046 County Housing	1%	6%	32%	17%	27%	7%	3%	7%	100%
<b>Housing Growth</b>									
2016-2046	110	710	6,960	3,120	6,770	780	430	1,620	20,540
Annual Growth Rate, 2016-2046	1.6%	0.9%	2.1%	1.7%	2.6%	1.0%	1.2%	2.2%	1.9%
Share of County Housing Growth, 2016-2046	1%	3%	34%	15%	33%	4%	2%	8%	100%

## 2) Middlesex County Population and Household Forecast by Local Municipality

### i) Village of Newbury, Population and Housing Growth, 2016 to 2046, Low Scenario

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	440	420	150	10	0	0	160	2.75	2.63
	2006	450	440	150	0	20	10	180	2.50	2.44
	2011	460	450	160	0	30	0	190	2.42	2.37
	2016	480	470	170	0	10	0	180	2.67	2.61
Forecast	2021	490	480	170	0	10	0	180	2.72	2.67
	2026	530	510	190	0	20	0	210	2.52	2.43
	2031	540	520	190	0	20	0	210	2.57	2.48
	2036	550	540	200	0	20	0	220	2.50	2.45
	2041	570	550	210	0	30	0	240	2.38	2.29
	2046	590	570	220	0	30	0	250	2.36	2.28
Incremental	2001 to 2006	10	20	0	-10	20	10	20		
	2006 to 2011	10	10	10	0	10	-10	10		
	2011 to 2016	20	20	10	0	-20	0	-10		
	2016 to 2021	10	10	0	0	0	0	0	0	0
	2016 to 2026	50	40	20	0	10	0	30	0	0
	2016 to 2031	60	50	20	0	10	0	30	0	0
	2016 to 2036	70	70	30	0	10	0	40	0	0
	2016 to 2041	90	80	40	0	20	0	60	0	0
	2016 to 2046	110	100	50	0	20	0	70	0	0

### ii) Village of Newbury, Population and Housing Growth, 2016 to 2046, Reference Scenario

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	440	420	150	10	0	0	160	2.75	2.63
	2006	450	440	150	0	20	10	180	2.50	2.44
	2011	460	450	160	0	30	0	190	2.42	2.37
	2016	480	470	170	0	10	0	180	2.67	2.61
Forecast	2021	500	480	170	0	10	0	180	2.78	2.67
	2026	560	540	200	0	20	0	220	2.55	2.45
	2031	590	570	210	0	30	0	240	2.46	2.38
	2036	610	590	220	0	30	0	250	2.44	2.36
	2041	630	610	230	0	30	0	260	2.42	2.35
	2046	660	630	240	0	40	0	280	2.36	2.25
Incremental	2001 to 2006	10	20	0	-10	20	10	20		
	2006 to 2011	10	10	10	0	10	-10	10		
	2011 to 2016	20	20	10	0	-20	0	-10		
	2016 to 2021	20	10	0	0	0	0	0	0	0
	2016 to 2026	80	70	30	0	10	0	40	0	0
	2016 to 2031	110	100	40	0	20	0	60	0	0
	2016 to 2036	130	120	50	0	20	0	70	0	0
	2016 to 2041	150	140	60	0	20	0	80	0	0
	2016 to 2046	180	160	70	0	30	0	100	0	0

### iii) Village of Newbury, Population and Housing Growth, 2016 to 2046, High Scenario

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	440	420	150	10	0	0	160	2.75	2.63
	2006	450	440	150	0	20	10	180	2.50	2.44
	2011	460	450	160	0	30	0	190	2.42	2.37
	2016	480	470	170	0	10	0	180	2.67	2.61
Forecast	2021	500	480	170	0	10	0	180	2.78	2.67
	2026	580	560	200	0	20	0	220	2.64	2.55
	2031	610	590	220	0	30	0	240	2.54	2.46
	2036	650	630	230	0	30	0	260	2.50	2.42
	2041	670	650	240	0	40	0	280	2.39	2.32
	2046	700	670	250	0	40	0	290	2.41	2.31
Incremental	2001 to 2006	10	20	0	-10	20	10	20		
	2006 to 2011	10	10	10	0	10	-10	10		
	2011 to 2016	20	20	10	0	-20	0	-10		
	2016 to 2021	20	10	0	0	0	0	0	0	0
	2016 to 2026	100	90	30	0	10	0	40	0	0
	2016 to 2031	130	120	50	0	20	0	60	0	0
	2016 to 2036	170	160	60	0	20	0	80	0	0
	2016 to 2041	190	180	70	0	30	0	100	0	0
	2016 to 2046	220	200	80	0	30	0	110	0	0

### iv) Municipality of Southwest Middlesex, Population and Housing Growth, 2016 to 2046, Low Scenario

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	6,400	6,100	2,040	50	150	20	2,260	2.83	2.70
	2006	6,100	5,900	2,060	80	130	10	2,280	2.68	2.59
	2011	6,100	5,900	2,100	100	140	30	2,370	2.57	2.49
	2016	5,900	5,700	2,100	90	160	10	2,360	2.50	2.42
Forecast	2021	5,900	5,700	2,140	90	160	10	2,400	2.46	2.38
	2026	6,200	6,000	2,300	90	160	10	2,560	2.42	2.34
	2031	6,100	5,900	2,370	90	160	10	2,630	2.32	2.24
	2036	6,100	5,900	2,420	90	170	10	2,690	2.27	2.19
	2041	6,100	5,900	2,480	90	170	10	2,750	2.22	2.15
	2046	6,100	5,900	2,520	90	180	10	2,800	2.18	2.11
Incremental	2001 to 2006	-300	-200	20	30	-20	-10	20		
	2006 to 2011	0	0	40	20	10	20	90		
	2011 to 2016	-200	-200	0	-10	20	-20	-10		
	2016 to 2021	0	0	40	0	0	0	40	0	0
	2016 to 2026	300	300	200	0	0	0	200	0	0
	2016 to 2031	200	200	270	0	0	0	270	0	0
	2016 to 2036	200	200	320	0	10	0	330	0	0
	2016 to 2041	200	200	380	0	10	0	390	0	0
	2016 to 2046	200	200	420	0	20	0	440	0	0

## v) Municipality of Southwest Middlesex Population and Housing Growth, 2016 to 2046 Reference Scenario

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	6,400	6,100	2,040	50	150	20	2,250	2.84	2.71
	2006	6,100	5,900	2,060	80	130	10	2,280	2.68	2.59
	2011	6,100	5,900	2,100	100	140	30	2,370	2.57	2.49
	2016	5,900	5,700	2,100	90	160	10	2,350	2.51	2.43
Forecast	2021	6,000	5,800	2,150	90	160	10	2,390	2.51	2.43
	2026	6,400	6,200	2,400	90	160	10	2,660	2.41	2.33
	2031	6,500	6,300	2,540	90	170	10	2,790	2.33	2.26
	2036	6,500	6,300	2,590	90	180	10	2,860	2.27	2.20
	2041	6,500	6,200	2,650	90	180	10	2,920	2.23	2.12
	2046	6,400	6,200	2,670	90	190	10	2,950	2.17	2.10
Incremental	2001 to 2006	-300	-200	20	30	-20	-10	30		
	2006 to 2011	0	0	40	20	10	20	90		
	2011 to 2016	-200	-200	0	-10	20	-20	-20		
	2016 to 2021	100	100	50	0	0	0	40	0	0
	2016 to 2026	500	500	300	0	0	0	310	0	0
	2016 to 2031	600	600	440	0	10	0	440	0	0
	2016 to 2036	600	600	490	0	20	0	510	0	0
	2016 to 2041	600	500	550	0	20	0	570	0	0
	2016 to 2046	500	500	570	0	30	0	600	0	0

## vi) Municipality of Southwest Middlesex, Population and Housing Growth, 2016 to 2046, High Scenario

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	6,360	6,140	2,040	50	150	20	2,250	2.83	2.73
	2006	6,090	5,890	2,060	80	130	10	2,280	2.67	2.58
	2011	6,060	5,860	2,100	100	140	30	2,370	2.56	2.47
	2016	5,920	5,720	2,100	90	160	10	2,350	2.52	2.43
Forecast	2021	5,980	5,780	2,160	90	160	10	2,400	2.49	2.41
	2026	6,530	6,310	2,450	90	160	10	2,700	2.42	2.34
	2031	6,670	6,450	2,600	90	170	10	2,860	2.33	2.26
	2036	6,710	6,480	2,680	90	180	10	2,950	2.27	2.20
	2041	6,660	6,440	2,740	90	180	10	3,020	2.21	2.13
	2046	6,590	6,370	2,770	90	190	10	3,060	2.15	2.08
Incremental	2001 to 2006	-270	-250	20	30	-20	-10	30		
	2006 to 2011	-30	-30	40	20	10	20	90		
	2011 to 2016	-140	-140	0	-10	20	-20	-20		
	2016 to 2021	60	60	60	0	0	0	50	0	0
	2016 to 2026	610	590	350	0	0	0	350	0	0
	2016 to 2031	750	730	500	0	10	0	510	0	0
	2016 to 2036	790	760	580	0	20	0	600	0	0
	2016 to 2041	740	720	640	0	20	0	670	0	0
	2016 to 2046	670	650	670	0	30	0	710	0	0

## vii) Municipality of Strathroy-Caradoc Population and Housing Growth, 2016 to 2046 Low Scenario

Year		Population		Housing Units				Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>		
Historical	2001	19,800	19,100	5,780	270	900	50	2.83	2.73
	2006	20,700	20,000	6,100	320	900	170	2.76	2.67
	2011	21,700	21,000	6,490	290	1,010	190	2.72	2.63
	2016	21,600	20,900	6,770	310	1,030	190	2.60	2.52
Forecast	2021	23,300	22,600	7,310	410	1,140	190	2.57	2.50
	2026	24,300	23,500	7,810	530	1,260	190	2.48	2.40
	2031	25,500	24,600	8,310	670	1,350	190	2.42	2.34
	2036	26,800	25,900	8,770	810	1,460	190	2.39	2.31
	2041	28,000	27,100	9,210	980	1,590	190	2.34	2.26
	2046	29,300	28,300	9,600	1,170	1,700	190	2.31	2.24
Incremental	2001 to 2006	900	900	320	50	0	120	490	
	2006 to 2011	1,000	1,000	390	-30	110	20	490	
	2011 to 2016	-100	-100	280	20	20	0	320	
	2016 to 2021	1,700	1,700	540	100	110	0	750	0
	2016 to 2026	2,700	2,600	1,040	220	230	0	1,490	0
	2016 to 2031	3,900	3,700	1,540	360	320	0	2,220	0
	2016 to 2036	5,200	5,000	2,000	500	430	0	2,930	0
	2016 to 2041	6,400	6,200	2,440	670	560	0	3,670	0
	2016 to 2046	7,700	7,400	2,830	860	670	0	4,360	0

## viii) Municipality of Strathroy-Caradoc, Population and Housing Growth, 2016 to 2046, Reference Scenario

Year		Population		Housing Units				Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>		
Historical	2001	19,800	19,100	5,780	270	900	50	2.83	2.73
	2006	20,700	20,000	6,100	320	900	170	2.76	2.67
	2011	21,700	21,000	6,490	290	1,010	190	2.72	2.63
	2016	21,600	20,900	6,770	310	1,030	190	2.60	2.52
Forecast	2021	23,700	22,900	7,410	430	1,160	190	2.58	2.49
	2026	26,200	25,300	8,330	650	1,390	190	2.48	2.40
	2031	29,000	28,000	9,270	920	1,580	190	2.42	2.34
	2036	30,400	29,400	9,810	1,070	1,690	190	2.38	2.30
	2041	31,700	30,600	10,310	1,230	1,820	190	2.34	2.26
	2046	32,900	31,800	10,720	1,410	1,900	190	2.32	2.24
Incremental	2001 to 2006	900	900	320	50	0	120	500	
	2006 to 2011	1,000	1,000	390	-30	110	20	480	
	2011 to 2016	-100	-100	280	20	20	0	330	
	2016 to 2021	2,100	2,000	640	120	130	0	880	0
	2016 to 2026	4,600	4,400	1,560	340	360	0	2,260	0
	2016 to 2031	7,400	7,100	2,500	610	550	0	3,660	0
	2016 to 2036	8,800	8,500	3,040	760	660	0	4,460	0
	2016 to 2041	10,100	9,700	3,540	920	790	0	5,240	0
	2016 to 2046	11,300	10,900	3,950	1,100	870	0	5,910	0

### ix) Municipality of Strathroy-Caradoc, Population and Housing Growth, 2016 to 2046, High Scenario

Year		Population		Housing Units				Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>		
Historical	2001	19,780	19,110	5,780	270	900	50	6,990	2.83
	2006	20,670	19,980	6,100	320	900	170	7,490	2.76
	2011	21,710	20,980	6,490	290	1,010	190	7,970	2.72
	2016	21,590	20,870	6,770	310	1,030	190	8,300	2.60
Forecast	2021	24,100	23,290	7,510	440	1,180	190	9,320	2.59
	2026	27,030	26,130	8,570	700	1,450	190	10,900	2.48
	2031	30,190	29,180	9,620	1,010	1,660	190	12,470	2.42
	2036	32,400	31,310	10,360	1,220	1,820	190	13,600	2.38
	2041	33,960	32,830	10,950	1,410	1,970	190	14,510	2.34
	2046	35,360	34,180	11,410	1,610	2,060	190	15,260	2.32
Incremental	2001 to 2006	890	870	320	50	0	120	500	
	2006 to 2011	1,040	1,000	390	-30	110	20	480	
	2011 to 2016	-120	-110	280	20	20	0	330	
	2016 to 2021	2,510	2,420	740	130	150	0	1,020	0
	2016 to 2026	5,440	5,260	1,800	390	420	0	2,600	0
	2016 to 2031	8,600	8,310	2,850	700	630	0	4,170	0
	2016 to 2036	10,810	10,440	3,590	910	790	0	5,300	0
	2016 to 2041	12,370	11,960	4,180	1,100	940	0	6,210	0
	2016 to 2046	13,770	13,310	4,640	1,300	1,030	0	6,960	0

### x) Municipality of Thames Centre, Population and Housing Growth, 2016 to 2046, Low Scenario

Year		Population		Housing Units				Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>		
Historical	2001	12,900	12,500	4,040	70	110	120	4,330	2.98
	2006	13,500	13,100	4,220	90	130	170	4,590	2.94
	2011	13,500	13,000	4,360	80	110	180	4,720	2.86
	2016	13,600	13,200	4,530	80	160	170	4,920	2.76
Forecast	2021	14,400	13,900	4,840	80	160	170	5,240	2.75
	2026	14,900	14,400	5,210	80	160	170	5,620	2.65
	2031	15,200	14,700	5,490	80	170	170	5,910	2.57
	2036	15,700	15,200	5,780	100	180	170	6,220	2.52
	2041	16,300	15,700	6,070	110	200	170	6,550	2.49
	2046	16,800	16,200	6,330	110	230	170	6,840	2.46
Incremental	2001 to 2006	600	600	180	20	20	50	260	
	2006 to 2011	0	-100	140	-10	-20	10	130	
	2011 to 2016	100	200	170	0	50	-10	200	
	2016 to 2021	800	700	310	0	0	0	320	0
	2016 to 2026	1,300	1,200	680	0	0	0	700	0
	2016 to 2031	1,600	1,500	960	0	10	0	990	0
	2016 to 2036	2,100	2,000	1,250	20	20	0	1,300	0
	2016 to 2041	2,700	2,500	1,540	30	40	0	1,630	0
	2016 to 2046	3,200	3,000	1,800	30	70	0	1,920	0

**xi) Municipality of Thames Centre, Population and Housing Growth, 2016 to 2046, Reference Scenario**

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	12,900	12,500	4,040	70	110	120	4,330	2.98	2.89
	2006	13,500	13,100	4,220	90	130	170	4,590	2.94	2.85
	2011	13,500	13,000	4,360	80	110	180	4,720	2.86	2.75
	2016	13,600	13,200	4,530	80	160	170	4,920	2.76	2.68
Forecast	2021	14,600	14,100	4,890	80	160	170	5,290	2.76	2.67
	2026	15,800	15,300	5,550	90	170	170	5,970	2.65	2.56
	2031	16,800	16,300	6,090	90	190	170	6,540	2.57	2.49
	2036	17,400	16,800	6,420	110	190	170	6,900	2.52	2.43
	2041	18,000	17,400	6,750	120	230	170	7,270	2.48	2.39
	2046	18,500	17,900	7,020	130	260	170	7,570	2.44	2.36
Incremental	2001 to 2006	600	600	180	20	20	50	260		
	2006 to 2011	0	-100	140	-10	-20	10	130		
	2011 to 2016	100	200	170	0	50	-10	200		
	2016 to 2021	1,000	900	360	0	0	0	370	0	0
	2016 to 2026	2,200	2,100	1,020	10	10	0	1,050	0	0
	2016 to 2031	3,200	3,100	1,560	10	30	0	1,620	0	0
	2016 to 2036	3,800	3,600	1,890	30	30	0	1,980	0	0
	2016 to 2041	4,400	4,200	2,220	40	70	0	2,350	0	0
	2016 to 2046	4,900	4,700	2,490	50	100	0	2,650	0	0

**xii) Municipality of Thames Centre, Population and Housing Growth, 2016 to 2046 High Scenario**

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount¹	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings²	Apartments³	Other⁴	Total Households		
Historical	2001	12,910	12,470	4,040	70	110	120	4,330	2.98	2.88
	2006	13,540	13,090	4,220	90	130	170	4,590	2.95	2.85
	2011	13,450	13,000	4,360	80	110	180	4,720	2.85	2.75
	2016	13,650	13,190	4,530	80	160	170	4,920	2.77	2.68
Forecast	2021	14,720	14,230	4,950	80	160	170	5,350	2.75	2.66
	2026	16,220	15,680	5,710	90	170	170	6,130	2.65	2.56
	2031	17,410	16,820	6,310	90	190	170	6,760	2.58	2.49
	2036	18,340	17,730	6,770	120	200	170	7,260	2.53	2.44
	2041	19,030	18,390	7,160	130	240	170	7,690	2.47	2.39
	2046	19,630	18,980	7,460	140	280	170	8,040	2.44	2.36
Incremental	2001 to 2006	630	620	180	20	20	50	260		
	2006 to 2011	-90	-90	140	-10	-20	10	130		
	2011 to 2016	200	190	170	0	50	-10	200		
	2016 to 2021	1,070	1,040	420	0	0	0	430	0	0
	2016 to 2026	2,570	2,490	1,180	10	10	0	1,210	0	0
	2016 to 2031	3,760	3,630	1,780	10	30	0	1,840	0	0
	2016 to 2036	4,690	4,540	2,240	40	40	0	2,340	0	0
	2016 to 2041	5,380	5,200	2,630	50	80	0	2,770	0	0
	2016 to 2046	5,980	5,790	2,930	60	120	0	3,120	0	0

### xiii) Municipality of Middlesex Centre, Population and Housing Growth, 2016 to 2046, Low Scenario

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	14,800	14,200	4,570	30	120	10	4,720	3.14	3.01
	2006	16,200	15,600	4,820	290	110	20	5,230	3.10	2.98
	2011	16,900	16,500	5,410	150	90	10	5,650	2.99	2.92
	2016	17,800	17,300	5,710	140	140	0	5,990	2.97	2.89
Forecast	2021	19,300	18,700	6,250	160	140	0	6,550	2.95	2.85
	2026	20,100	19,400	6,760	190	160	0	7,110	2.83	2.73
	2031	21,100	20,400	7,250	240	210	0	7,690	2.74	2.65
	2036	22,700	22,000	7,820	330	280	0	8,430	2.69	2.61
	2041	24,600	23,800	8,460	480	370	0	9,310	2.64	2.56
	2046	26,600	25,700	9,060	630	490	0	10,180	2.61	2.52
Incremental	2001 to 2006	1,400	1,400	250	260	-10	10	510		
	2006 to 2011	700	900	590	-140	-20	-10	420		
	2011 to 2016	900	800	300	-10	50	-10	340		
	2016 to 2021	1,500	1,400	540	20	0	0	560	0	0
	2016 to 2026	2,300	2,100	1,050	50	20	0	1,120	0	0
	2016 to 2031	3,300	3,100	1,540	100	70	0	1,700	0	0
	2016 to 2036	4,900	4,700	2,110	190	140	0	2,440	0	0
	2016 to 2041	6,800	6,500	2,750	340	230	0	3,320	0	0
	2016 to 2046	8,800	8,400	3,350	490	350	0	4,190	0	0

### xiv) Municipality of Middlesex Centre, Population and Housing Growth, 2016 to 2046, Reference Scenario

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	14,800	14,200	4,570	30	120	10	4,720	3.14	3.01
	2006	16,200	15,600	4,820	290	110	20	5,230	3.10	2.98
	2011	16,900	16,500	5,410	150	90	10	5,650	2.99	2.92
	2016	17,800	17,300	5,710	140	140	0	5,990	2.97	2.89
Forecast	2021	19,600	18,900	6,350	170	140	0	6,650	2.95	2.84
	2026	22,900	22,100	7,290	220	170	0	7,680	2.98	2.88
	2031	25,500	24,700	8,210	310	250	0	8,770	2.91	2.82
	2036	27,800	26,900	8,920	440	350	0	9,700	2.87	2.77
	2041	30,200	29,200	9,660	630	470	0	10,760	2.81	2.71
	2046	32,700	31,600	10,310	810	630	0	11,750	2.78	2.69
Incremental	2001 to 2006	1,400	1,400	250	260	-10	10	510		
	2006 to 2011	700	900	590	-140	-20	-10	420		
	2011 to 2016	900	800	300	-10	50	-10	340		
	2016 to 2021	1,800	1,600	640	30	0	0	660	0	0
	2016 to 2026	5,100	4,800	1,580	80	30	0	1,690	0	0
	2016 to 2031	7,700	7,400	2,500	170	110	0	2,780	0	0
	2016 to 2036	10,000	9,600	3,210	300	210	0	3,710	0	0
	2016 to 2041	12,400	11,900	3,950	490	330	0	4,770	0	0
	2016 to 2046	14,900	14,300	4,600	670	490	0	5,760	0	0

**xv) Municipality of Middlesex Centre, Population and Housing Growth, 2016 to 2046, High Scenario**

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	14,800	14,240	4,570	30	120	10	4,720	3.14	3.02
	2006	16,200	15,590	4,820	290	110	20	5,230	3.10	2.98
	2011	16,900	16,490	5,410	150	90	10	5,650	2.99	2.92
	2016	17,800	17,260	5,710	140	140	0	5,990	2.97	2.88
Forecast	2021	20,080	19,400	6,440	170	140	0	6,760	2.97	2.87
	2026	23,420	22,640	7,530	230	170	0	7,930	2.95	2.85
	2031	26,670	25,770	8,560	330	260	0	9,160	2.91	2.81
	2036	29,560	28,570	9,510	490	380	0	10,390	2.85	2.75
	2041	32,900	31,800	10,380	720	530	0	11,630	2.83	2.73
	2046	35,490	34,300	11,120	930	710	0	12,760	2.78	2.69
Incremental	2001 to 2006	1,400	1,350	250	260	-10	10	510		
	2006 to 2011	700	900	590	-140	-20	-10	420		
	2011 to 2016	900	770	300	-10	50	-10	340		
	2016 to 2021	2,280	2,140	730	30	0	0	770	0	0
	2016 to 2026	5,620	5,380	1,820	90	30	0	1,940	0	0
	2016 to 2031	8,870	8,510	2,850	190	120	0	3,170	0	0
	2016 to 2036	11,760	11,310	3,800	350	240	0	4,400	0	0
	2016 to 2041	15,100	14,540	4,670	580	390	0	5,640	0	0
	2016 to 2046	17,690	17,040	5,410	790	570	0	6,770	0	0

**xvi) Municipality of North Middlesex, Population and Housing Growth, 2016 to 2046, Low Scenario**

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount¹	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings²	Apartments³	Other⁴	Total Households		
Historical	2001	7,100	6,900	2,180	70	80	20	2,330	3.05	2.96
	2006	7,000	6,700	2,160	20	100	30	2,310	3.03	2.90
	2011	6,900	6,700	2,190	10	130	10	2,340	2.95	2.86
	2016	6,600	6,400	2,180	10	120	30	2,330	2.83	2.75
Forecast	2021	6,600	6,400	2,220	10	120	30	2,370	2.78	2.70
	2026	6,800	6,600	2,390	10	140	30	2,560	2.66	2.58
	2031	6,800	6,600	2,450	10	150	30	2,630	2.59	2.51
	2036	6,800	6,500	2,500	10	170	30	2,700	2.52	2.41
	2041	6,700	6,500	2,550	10	190	30	2,770	2.42	2.35
	2046	6,700	6,500	2,570	20	200	30	2,810	2.38	2.31
Incremental	2001 to 2006	-100	-200	-20	-50	20	10	-20		
	2006 to 2011	-100	0	30	-10	30	-20	30		
	2011 to 2016	-300	-300	-10	0	-10	20	-10		
	2016 to 2021	0	0	40	0	0	0	40	0	0
	2016 to 2026	200	200	210	0	20	0	230	0	0
	2016 to 2031	200	200	270	0	30	0	300	0	0
	2016 to 2036	200	100	320	0	50	0	370	0	0
	2016 to 2041	100	100	370	0	70	0	440	0	0
	2016 to 2046	100	100	390	10	80	0	480	0	0

**xvii) Municipality of North Middlesex Population and Housing Growth, 2016 to 2046, Reference Scenario**

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	7,100	6,900	2,180	70	80	20	2,330	3.05	2.96
	2006	7,000	6,700	2,160	20	100	30	2,310	3.03	2.90
	2011	6,900	6,700	2,190	10	130	10	2,340	2.95	2.86
	2016	6,600	6,400	2,180	10	120	30	2,330	2.83	2.75
Forecast	2021	6,600	6,400	2,230	10	120	30	2,380	2.77	2.69
	2026	7,100	6,900	2,490	10	150	30	2,680	2.65	2.57
	2031	7,200	7,000	2,610	10	180	30	2,830	2.54	2.47
	2036	7,200	6,900	2,660	20	190	30	2,890	2.49	2.39
	2041	7,100	6,900	2,710	20	220	30	2,960	2.40	2.33
	2046	7,000	6,800	2,720	20	230	30	3,000	2.33	2.27
Incremental	2001 to 2006	-100	-200	-20	-50	20	10	-20		
	2006 to 2011	-100	0	30	-10	30	-20	30		
	2011 to 2016	-300	-300	-10	0	-10	20	-10		
	2016 to 2021	0	0	50	0	0	0	50	0	0
	2016 to 2026	500	500	310	0	30	0	350	0	0
	2016 to 2031	600	600	430	0	60	0	500	0	0
	2016 to 2036	600	500	480	10	70	0	560	0	0
	2016 to 2041	500	500	530	10	100	0	630	0	0
	2016 to 2046	400	400	540	10	110	0	670	0	0

**xviii) Municipality of North Middlesex, Population and Housing Growth, 2016 to 2046, High Scenario**

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	7,140	6,900	2,180	70	80	20	2,330	3.06	2.96
	2006	6,970	6,740	2,160	20	100	30	2,310	3.02	2.92
	2011	6,890	6,660	2,190	10	130	10	2,340	2.94	2.85
	2016	6,570	6,350	2,180	10	120	30	2,330	2.82	2.73
Forecast	2021	6,610	6,390	2,230	10	120	30	2,380	2.78	2.68
	2026	7,240	7,000	2,540	10	160	30	2,730	2.65	2.56
	2031	7,370	7,130	2,670	10	190	30	2,900	2.54	2.46
	2036	7,390	7,140	2,750	20	210	30	3,000	2.46	2.38
	2041	7,330	7,080	2,800	20	230	30	3,080	2.38	2.30
	2046	7,210	6,970	2,810	20	250	30	3,110	2.32	2.24
Incremental	2001 to 2006	-170	-160	-20	-50	20	10	-20		
	2006 to 2011	-80	-80	30	-10	30	-20	30		
	2011 to 2016	-320	-310	-10	0	-10	20	-10		
	2016 to 2021	40	40	50	0	0	0	50	0	0
	2016 to 2026	670	650	360	0	40	0	400	0	0
	2016 to 2031	800	780	490	0	70	0	570	0	0
	2016 to 2036	820	790	570	10	90	0	670	0	0
	2016 to 2041	760	730	620	10	110	0	750	0	0
2016 to 2046	640	620	630	10	130	0	780	0	0	

**xix) Township of Adelaide-Metcalfe, Population and Housing Growth, 2016 to 2046,  
Low Scenario**

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	3,300	3,100	940	10	20	0	960	3.44	3.23
	2006	3,200	3,100	970	10	10	0	980	3.27	3.16
	2011	3,100	3,000	1,010	10	10	0	1,020	3.04	2.94
	2016	3,100	3,000	980	0	10	0	990	3.13	3.03
Forecast	2021	3,100	3,000	1,010	0	10	0	1,020	3.04	2.94
	2026	3,300	3,200	1,100	0	10	0	1,110	2.97	2.88
	2031	3,300	3,200	1,130	0	10	0	1,150	2.87	2.78
	2036	3,300	3,200	1,170	0	20	0	1,190	2.77	2.69
	2041	3,300	3,200	1,210	0	20	0	1,230	2.68	2.60
	2046	3,300	3,200	1,240	0	20	0	1,260	2.62	2.54
Incremental	2001 to 2006	-100	0	30	0	-10	0	20		
	2006 to 2011	-100	-100	40	0	0	0	40		
	2011 to 2016	0	0	-30	-10	0	0	-30		
	2016 to 2021	0	0	30	0	0	0	30	0	0
	2016 to 2026	200	200	120	0	0	0	120	0	0
	2016 to 2031	200	200	150	0	0	0	160	0	0
	2016 to 2036	200	200	190	0	10	0	200	0	0
	2016 to 2041	200	200	230	0	10	0	240	0	0
	2016 to 2046	200	200	260	0	10	0	270	0	0

**xx) Township of Adelaide-Metcalfe, Population and Housing Growth, 2016 to 2046,  
Reference Scenario**

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	3,300	3,100	940	10	20	0	960	3.44	3.23
	2006	3,200	3,100	970	10	10	0	980	3.27	3.16
	2011	3,100	3,000	1,010	10	10	0	1,020	3.04	2.94
	2016	3,100	3,000	980	0	10	0	990	3.13	3.03
Forecast	2021	3,200	3,000	1,010	0	10	0	1,020	3.14	2.94
	2026	3,400	3,300	1,150	0	10	0	1,170	2.91	2.82
	2031	3,500	3,400	1,230	0	20	0	1,250	2.80	2.72
	2036	3,500	3,400	1,270	0	20	0	1,290	2.71	2.64
	2041	3,600	3,400	1,310	0	30	0	1,330	2.71	2.56
	2046	3,600	3,400	1,330	0	30	0	1,360	2.65	2.50
Incremental	2001 to 2006	-100	0	30	0	-10	0	20		
	2006 to 2011	-100	-100	40	0	0	0	40		
	2011 to 2016	0	0	-30	-10	0	0	-30		
	2016 to 2021	100	0	30	0	0	0	30	0	0
	2016 to 2026	300	300	170	0	0	0	180	0	0
	2016 to 2031	400	400	250	0	10	0	260	0	0
	2016 to 2036	400	400	290	0	10	0	300	0	0
	2016 to 2041	500	400	330	0	20	0	340	0	0
	2016 to 2046	500	400	350	0	20	0	370	0	0

**xxi) Township of Adelaide-Metcalf, Population and Housing Growth, 2016 to 2046, High Scenario**

Year		Population		Housing Units				Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>		
Historical	2001	3,260	3,150	940	10	20	0	960	3.40
	2006	3,230	3,120	970	10	10	0	980	3.30
	2011	3,130	3,030	1,010	10	10	0	1,020	3.07
	2016	3,090	2,990	980	0	10	0	990	3.12
Forecast	2021	3,170	3,070	1,020	0	10	0	1,030	3.08
	2026	3,500	3,380	1,180	0	20	0	1,200	2.92
	2031	3,610	3,490	1,270	0	20	0	1,290	2.80
	2036	3,680	3,550	1,320	0	30	0	1,350	2.73
	2041	3,690	3,570	1,370	0	30	0	1,390	2.65
	2046	3,690	3,570	1,390	0	30	0	1,420	2.60
Incremental	2001 to 2006	-30	-30	30	0	-10	0	20	
	2006 to 2011	-100	-90	40	0	0	0	40	
	2011 to 2016	-40	-40	-30	-10	0	0	-30	
	2016 to 2021	80	80	40	0	0	0	40	0
	2016 to 2026	410	390	200	0	10	0	210	0
	2016 to 2031	520	500	290	0	10	0	300	0
	2016 to 2036	590	560	340	0	20	0	360	0
	2016 to 2041	600	580	390	0	20	0	400	0
	2016 to 2046	600	580	410	0	20	0	430	0

**xxii) Township of Lucan Biddulph, Population and Housing Growth, 2016 to 2046, Low Scenario**

Year		Population		Housing Units				Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>		
Historical	2001	4,300	4,200	1,290	10	130	10	1,440	2.99
	2006	4,300	4,200	1,340	20	150	10	1,510	2.85
	2011	4,500	4,300	1,470	30	100	10	1,600	2.81
	2016	4,900	4,700	1,630	40	110	20	1,790	2.74
Forecast	2021	5,400	5,200	1,810	40	110	20	1,970	2.74
	2026	5,500	5,300	1,920	40	110	20	2,080	2.64
	2031	5,700	5,500	2,050	40	110	20	2,210	2.58
	2036	6,000	5,800	2,220	40	110	20	2,380	2.52
	2041	6,500	6,200	2,400	40	110	20	2,560	2.54
	2046	7,000	6,800	2,620	40	110	20	2,780	2.52
Incremental	2001 to 2006	0	0	50	10	20	0	70	
	2006 to 2011	200	100	130	10	-50	0	90	
	2011 to 2016	400	400	160	10	10	10	190	
	2016 to 2021	500	500	180	0	0	0	180	0
	2016 to 2026	600	600	290	0	0	0	290	0
	2016 to 2031	800	800	420	0	0	0	420	0
	2016 to 2036	1,100	1,100	590	0	0	0	590	0
	2016 to 2041	1,600	1,500	770	0	0	0	770	0
	2016 to 2046	2,100	2,100	990	0	0	0	990	0

**xxiii) Township of Lucan Biddulph, Population and Housing Growth, 2016 to 2046, Reference Scenario**

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount <sup>1</sup>	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other <sup>4</sup>	Total Households		
Historical	2001	4,300	4,200	1,290	10	130	10	1,440	2.99	2.92
	2006	4,300	4,200	1,340	20	150	10	1,510	2.85	2.78
	2011	4,500	4,300	1,470	30	100	10	1,600	2.81	2.69
	2016	4,900	4,700	1,630	40	110	20	1,790	2.74	2.63
Forecast	2021	5,500	5,300	1,840	40	120	20	2,010	2.74	2.64
	2026	5,900	5,700	2,070	40	110	20	2,230	2.65	2.56
	2031	6,400	6,200	2,310	40	110	20	2,470	2.59	2.51
	2036	6,900	6,600	2,520	40	110	20	2,690	2.57	2.45
	2041	7,400	7,100	2,740	40	120	20	2,910	2.54	2.44
	2046	8,100	7,800	3,000	40	120	20	3,160	2.56	2.47
Incremental	2001 to 2006	0	0	50	10	20	0	70		
	2006 to 2011	200	100	130	10	-50	0	90		
	2011 to 2016	400	400	160	10	10	10	190		
	2016 to 2021	600	600	210	0	10	0	220	0	0
	2016 to 2026	1,000	1,000	440	0	0	0	440	0	0
	2016 to 2031	1,500	1,500	680	0	0	0	680	0	0
	2016 to 2036	2,000	1,900	890	0	0	0	900	0	0
	2016 to 2041	2,500	2,400	1,110	0	10	0	1,120	0	0
2016 to 2046	3,200	3,100	1,370	0	10	0	1,370	0	0	

**xxiv) Township of Lucan Biddulph, Population and Housing Growth, 2016 to 2046, High Scenario**

Year		Population		Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.) without undercount
		Including Census undercount¹	Excluding Census undercount	Singles & Semi-Detached	Multiple Dwellings²	Apartments³	Other⁴	Total Households		
Historical	2001	4,350	4,200	1,290	10	130	10	1,440	3.02	2.92
	2006	4,330	4,190	1,340	20	150	10	1,510	2.87	2.77
	2011	4,490	4,340	1,470	30	100	10	1,600	2.81	2.71
	2016	4,860	4,700	1,630	40	110	20	1,790	2.72	2.63
Forecast	2021	5,570	5,390	1,880	40	120	20	2,040	2.73	2.64
	2026	6,060	5,860	2,130	40	110	20	2,300	2.63	2.55
	2031	6,640	6,420	2,400	40	110	20	2,570	2.58	2.50
	2036	7,320	7,080	2,690	40	120	20	2,850	2.57	2.48
	2041	7,920	7,660	2,940	40	120	20	3,110	2.55	2.46
	2046	8,710	8,410	3,240	40	120	20	3,410	2.55	2.47
Incremental	2001 to 2006	-20	-10	50	10	20	0	70		
	2006 to 2011	160	150	130	10	-50	0	90		
	2011 to 2016	370	360	160	10	10	10	190		
	2016 to 2021	710	690	250	0	10	0	250	0	0
	2016 to 2026	1,200	1,160	500	0	0	0	510	0	0
	2016 to 2031	1,780	1,720	770	0	0	0	780	0	0
	2016 to 2036	2,460	2,380	1,060	0	10	0	1,060	0	0
	2016 to 2041	3,060	2,960	1,310	0	10	0	1,320	0	0
	2016 to 2046	3,850	3,710	1,610	0	10	0	1,620	0	0

Working Copy

**OFFICIAL PLAN AMENDMENT DRAFT**

**Working copy of document showing potential amendments to the Official Plan as of September 29, 2021 for the purpose of consultation.**