

# Review of County Official Plan for Compliance with Provincial Changes

Middlesex County Council  
June 26, 2018

County of  
Middlesex

**OFFICIAL PLAN**



Consolidated Version  
August 2006

# What has changed?

- Prime Agricultural Are The Provincial Legislation and other documents that have been released since 2006 include:
- 2006 Planning and Conservation Land Statute Amendment Act (Bill 51);
- 2009 Green Energy and Green Economy Act (Bill 150);
- 2011 Strong Communities through Affordable Housing Act (Bill 140);
- 2013 Guidelines for New Development in Proximity to Railway Operations;
- 2014 Provincial Policy Statement;
- 2014 Middlesex Natural Heritage Systems Study;
- 2015 Smart Growth for Our Communities Act (Bill 73);
- 2016 Promoting Affordable Housing Act (Bill 7);
- 2016 Guidelines on Permitted Uses in Ontario's as;
- 2017 Minimum Distance Separation (MDS) Document;
- 2017 Aggregate Resources and Mining Modernization Act (Bill 39);
- 2017 Planning Act Appeal Reform (Bill 139);

# What do the changes mean for the County OP?

- The County Official Plan has functioned well since 2006
- Guidance for this undertaking was to ensure the County's legislative requirements are met through proposed updates – without otherwise disrupting the functional Official Plan
- As an upper tier plan the County Official Plan is to be a guiding document to lower tier Official Plans
- Proposed Amendments reflect upper tier policies

# Proposed Official Plan Amendments (general terms):

- Official Plan updated to use current terminology of the PPS including on-farm diversified uses and agriculture-related uses.
- Limited non-agricultural uses such as on-farm diversified uses to be based on Guidelines for Permitted Uses in Prime Agricultural Areas.
- Surplus farm dwelling policies updated to include reference to minimum lot area required for the dwelling and private services (septic and well).
- Policies inserted requiring land to be reverted back to an agricultural condition following aggregate extraction and further guidance about where and how.
- Additional requirements to consider impacts of MDS – such as expansion of settlement and hamlet areas and direction for local OP's to include implementation policies.

# Proposed Official Plan Amendments (general terms):

- Direction for local Official Plans to develop policies for resilient communities and preparing for the impacts of climate change.
- Direction for local Official Plans to promote reduction of greenhouse gas emissions and improvements in air quality.
- Clear policies supporting the development of secondary dwelling units within existing housing stock.
- Clear policies providing direction for development in proximity to Railway Operations.
- Clarification of the County's goal to have renewable energy projects that are constructed with appropriate setbacks from sensitive land uses.

# Proposed Official Plan Amendments (general terms):

- Removal of existing policies related to Wind Energy Generating Systems (Section 2.4.6.1) as a result of the Green Energy and Green Economy Act.
- New sections on Complete Applications and Pre-Submission Consultation Requirements. Listing of potential studies and reports that may be required in support of development applications.
- Community Improvement Policies: “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 and County Council considers appropriate.”
- Update and clarification of defined terms.

# Preparation of 'Fact Sheets' and a Background Report

- Individual 'Fact Sheets' have been prepared for the individual legislative and policy changes that impact the County Official Plan.
- A Background Report summarizing the changes has been prepared.
- Background Report and Fact Sheets are intended to inform lower tier Official Plans and subsequent Official Plan updates that will be required.

# Next Steps / Questions?

- Preliminary Official Plan Amendments are currently under review with the MMAH.
- Future information and public meetings are still required and will consider these preliminary amendments and other matters.
- Comprehensive Council review of Official Plan amendments and other matters will occur in the future following public consultation.