



Municipality of Middlesex Centre
By-Law 2021 – XXX

Being a By-Law to adopt Amendment No. 55 to the Official Plan of Middlesex Centre

WHEREAS the Council of the Municipality of Middlesex Centre deems it advisable to amend the Middlesex Centre Official Plan;

AND WHEREAS this amendment is consistent with the Provincial Policy Statement, 2020 and is in conformity with the County of Middlesex Official Plan;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Middlesex Centre enacts as follows:

The document known as the Municipality of Middlesex-Centre Official Plan, as amended, is hereby further amended:

- 1) By deleting schedules X through XX and replacing them with Schedule X through XX dated November N, 2021;
- 2) In Section 1.3, by deleting the number “20” and replacing it with “25”, and by deleting “2011-2031” and replacing it with “2021 to 2046”;
- 3) In the final paragraph of Section 1.4, by deleting “on native reserves” and replacing it with “outside the corporate boundary of the municipality”;
- 4) By deleting existing Section 1.6 in its entirety and replacing it with the following:

“In 2020, Council adopted a new Strategic Plan for the years 2021-2026, which includes Municipal Vision and Mission Statements. These Statements are worded as follows:

Vision:

A thriving, progressive and welcoming community that honours our rural roots and embraces our natural spaces.

Mission:

To deliver the highest standard in municipal services in a sustainable, professional and innovative manner.

These Statements, along with additional sections of the Strategic Plan, have acted as a guide in the establishment of the policy included in this Official Plan. The Vision and Mission Statements may be updated by the Municipality from time to time without amendment to this Official Plan. Significant changes to the Vision Statement, Mission Statement or Strategic Plan may be considered justification for consideration of a general update to the Official Plan, in the context of one of the Official Plan's five-year review periods."

- 5) In Section 1.7, the first two paragraphs are deleted and replaced with the following:

“During the creation of the Municipality’s Strategic Plan, five priorities were developed with specific initiatives and objectives associated with each. The five priorities were, Engaged Community, Balanced Growth, Vibrant Local Economy, Sustainable Infrastructure and Services, and Responsive Municipal Government.

It is the intent of this Official Plan to apply the broad concept of traditional town and country planning, while achieving the objectives of these priorities. It should be noted that for the purposes of this Plan, the term, “traditional” is not meant to describe “business as usual”, but rather a more community-oriented planning and design approach reflective of the established form of the Municipality’s urban areas.”;
- 6) In Section 1.7 b), by deleting the sentence “this will be accomplished in part through the minimization of” and replacing it with “To minimize”, by moving the new sentence “To minimize land use and conflicts and the prevention of non-agricultural urban uses outside of settlement areas” to create a new section 1.7 c) and all subsequent sections are renumbered as appropriate;
- 7) In Section 1.7 b), by adding to the end, “This includes encouraging a wide range and scale of on-farm diversified uses and agriculture-related businesses.”;
- 8) In Section 1.7 c), by deleting “and the discouragement of urban uses ‘blending into’ rural or agricultural areas on the edge of settlements”, and replacing it with “urban densities to reduce the amount of land required to accommodate population growth, and the discouragement of small and incremental expansions of defined hamlet boundaries.”;
- 9) In Section 1.7 e), by deleting the words “and character”;

- 10) By adding a new Section 1.7 g) and renumbering all subsequent sections as appropriate: “To manage the pace of new residential development and encourage the complementary availability of commercial, school, and public amenities as population increase.”;
- 11) By deleting existing Section 1.7 i) in its entirety and replacing it with the following: “To provide a full range and diversity of housing types and tenures for residents at all stages of life, including rentals, affordable housing and seniors housing throughout the municipality”;
- 12) In Section 1.7 k), by deleting the word “develop” and replacing it with the word “revitalize”;
- 13) In Section 1.7 l), by deleting the word “settlement” and replacing it with “complementary subdivision and site plan”;
- 14) In Section 1.7 n), by deleting the words “encourage appropriate infilling” and replacing it with “permit redevelopment within”, and by deleting the words “is compatible with existing development and the existing character of neighbourhoods” and replacing it with “reflects the needs of a growing community”;
- 15) In Section 1.7 s), by deleting the words “wherever possible and appropriate” and by adding the words “and between” between the words “within” and “settlement areas”;
- 16) The following are inserted as new Sections subsequent to the existing Section 1.7 s) and all subsequent sections are renumbered as appropriate: “to explore and facilitate the servicing and development of a municipal business park” and “to facilitate the expansion of high speed internet, electric vehicle charging stations, and other emerging technological infrastructure”;
- 17) In Section 1.8 c), by adding the words “in the form of infilling and redevelopment of existing properties” before the words “subject to issues of servicing”,
- 18) In Section 1.8 e), by deleting the words “is compatible with existing neighbourhoods, and the traditional character of” and replacing them with the words “avoids or minimizes land use compatibility issues and supports”;
- 19) By adding a new Section 2.1 g): “to promote and encourage a wide range and scale of on-farm diversified uses and agriculture-related businesses, in accordance with provincial guidelines, which provide the opportunity for farm operators to earn a supplementary income in a manner that minimizes the use of prime agricultural lands”;
- 20) In Section 2.3, by deleting the first instance of “and” and by adding the words “uses and On-Farm Diversified uses” after “agriculture-related”;

- 21) In Section 2.3, by deleting the first bullet and replacing it with the following:
“Agriculture-related commercial or industrial activities subject to Section 2.4 and as defined in Section 12.0.”;
- 22) By adding a new second bullet point in Section 2.3: “On-Farm Diversified uses subject to Section 2.5, as defined in Section 12.0.”;
- 23) In Section 2.3, by deleting “Bed and Breakfast Establishments” and “Home Occupations” from the list;
- 24) In Section 2.3, by deleting the word “areas” in the second to last bullet point and replacing it with “uses which may include trails and open spaces, but not campgrounds or mobile home parks.”;
- 25) By deleting “Agriculturally-Related” from the heading of Section 2.4, and replacing it with “Agriculture-Related”;
- 26) In Section 2.4, by deleting the first five paragraphs and replacing them with the following:

“Agriculture-Related Uses are farm-related commercial and farm-related industrial uses that are compatible with and do not hinder surrounding agricultural operations, are directly related to agriculture, support agriculture, benefit from being, and required in close proximity to farming operations, provide direct products and/or services to farm operations as a primary activity. in accordance with OMAFRA Guidelines on Permitted Uses in Ontario’s Prime Agricultural Area.

Proposals for Agriculture-Related Uses within the Agriculture designation shall require a zoning by-law amendment to permit the specific use proposed and to establish development standards appropriate for the proposal. Proposals shall be compatible with surrounding agricultural areas and shall be subject to Site Plan Control under Section 10.5 of this Plan, having regard for the Municipality’s Site Plan Manual and Urban Design Guidelines.

A justification report may also be required by the Municipality to demonstrate how the proposal meets the definition of an Agriculture-Related Use and the criteria described below.

When considering the establishment of new agriculture-related commercial or industrial uses, or the expansion of existing uses of this type, Council will consider the following criteria:”

- 27) In Section 2.4 b), by deleting the words “the amount of land devoted to the use shall include only” and replacing it with the words “New lot creation for Agriculture-Related uses shall be limited to”, and by adding the word “size” between “minimum” and “necessary”;

- 28) By adding a new Section 2.4 e) and renumbering all subsequent sections as appropriate: “The nature of the use shall be directly related to farm operations in the area and shall provide direct products or services to farm operations as a primary activity (e.g. food processing, grain drying facility, mill, abattoir, etc.).”;
- 29) In Section 2.4, by deleting all instances of the word “agriculturally-related” and replacing them with the word “agriculture-related”;
- 30) By adding a new section 2.5 and renumbering all subsequent sections as appropriate:

“2.5 ON-FARM DIVERSIFIED USES

Non-agricultural uses may be permitted in the form of On-Farm Diversified Uses within the Agricultural Area, subject to the policies below. The intent is to allow farm operators to supplement their income through a secondary use or activity provided it does not become the primary use of the property.

- a. On-Farm Diversified Uses may include the following, provided the criteria set out below are met:
 - Home occupations;
 - Home industries (e.g. sawmill, welding or woodworking shop, manufacturing/fabrication, equipment repair, seasonal storage of boats or trailers);
 - Small-scale retail, café, or bakery;
 - Agri-tourism uses such as bed and breakfast establishments, seasonal attractions (e.g. corn maze, pick-your-own, hayrides), but not including permanent event facilities;
 - Value-added agricultural uses;
 - Farm market; and
 - Farm winery, cidery, brewery or distillery.
- b. Any other non-agricultural use located on a farm that meets the criteria set out in Section 2.5.1 may be permitted.
- c. All On-Farm Diversified Uses shall be subject to applicable policies related to that use elsewhere in this Plan.
- d. All On-Farm Diversified Uses shall be subject to site plan control.
- e. Proponents may be required to enter into an agreement with the Municipality to ensure the use adheres to the requirements of this plan.
- f. Examples of uses that would not be considered On-Farm Diversified Uses may include: equipment or vehicle dealerships, hotels, landscape businesses, manufacturing plants, trucking yards, full-scale restaurants,

banquet halls, recurring events with permanent structures, large scale active-recreational uses or spectator sports facilities, among others.

2.5.1 CRITERIA FOR ASSESSING ON-FARM DIVERSIFIED USES

A proposed On-Farm Diversified Use must demonstrate that it will:

- a. Be secondary to the principal agricultural use of the property;
- b. Be limited in area to a maximum of 2% of the property on which the uses are located, to a maximum of 1 ha;
- c. Not prevent or preclude the on-going agricultural use of the property;

Agriculture related tourism or recreational uses may also be permitted, subject to the policies of Section 2.0 of this Plan, and further subject to consideration of issues including the proposed scale of the use; a determination that no negative impacts on nearby agricultural operations will result; and a determination that the use is well removed from potential land use conflicts.

Site specific zoning and Site Plan Control may be required to establish limits to the proposed use, location and time periods of operation, or other elements to ensure the proposed use meets the policies of this plan.

- 31) In Section 3.2, by deleting every instance of the term, “Natural Area” and replacing it with “Natural Heritage Systems”, and by deleting every instance of the term, “Natural Hazard” and replacing it with “Hazardous Lands”;
- 32) The following is inserted as Sections 3.2 j) through 3.2 m):
 - j. “The Municipality will ensure the protection of Natural Heritage Systems from public infrastructure project impacts wherever possible. Infrastructure projects within Natural Heritage Systems will be primarily limited to crossings (i.e. gas line, electricity lines, etc.) provided impacts are minimized and sensitive features are avoided to the extent possible.
 - k. The ecological health of the Natural Heritage System will be monitored whenever possible and feasible.
 - l. The Municipality will ensure that the planning of the Natural Heritage Systems are consistent at multiple levels including at the regional, watershed, sub-watershed and/or secondary plan levels, as appropriate.
 - m. Additional features, functions, and linkages not identified within Natural Heritage Systems of this Plan may still need to be addressed and

protected. Further studies and assessments may identify these features in greater detail, and when appropriate, these boundaries may be included as amendments to this Plan.”;

- 33) In Figure 1, by deleting the number “100” in the third row, second column and replacing it with the number “120”, and by deleting the text in the cell in the third row, third column and replacing it with “Permitted only in accordance with Provincial and Federal requirements.”;
- 34) In Section 3.6, by inserting the following paragraph after the second paragraph: “New buildings and structures are prohibited in areas subject to the Conservations Authorities’ Fill, Construction and Alteration to Waterways Regulation.”;
- 35) In Section 3.6, by deleting “Figure 3” and replacing it with “Figure 2”;
- 36) In Section 3.6.1 and Section 3.6.2, by adding the words “Floodplain Areas” to the beginning of the heading;
- 37) In Section 3.6.1, by deleting “Within” and replacing it with “Development within Floodplain Areas on”, and by deleting the words “of the Municipality, development”;
- 38) In Section 3.6.2, by deleting “within identified settlement areas the uses listed in Section 3.6.1 are also permitted. Within settlements, alternative” and replacing it with “The uses permitted in Section 3.6.1 are also permitted within Floodplain Areas on lands identified within settlement areas. Additionally, alternative”, and by deleting the second instance of “Development Assessment Report” and replacing it with “DAR”;
- 39) In Section 3.8 d), by adding the following sentence to the end: “These actions may be required / implemented through Zoning By-law Amendment and/or Site Plan Control.”;
- 40) In Section 3.8 e), by adding the following to the end of the final list bullet: “These may include setbacks, buffers, landscaping, special measures to be taken during construction or other measures to reduce or eliminate negative impacts on the identified features.”;
- 41) In Section 3.10, by adding the words “mitigate climate change” between “improve water quality,” and “reduce soil erosion”;
- 42) In Section 4.1, by inserting the following sentence after the lettered list: “Any development standards or performance measures to be imposed on new Aggregate and Petroleum Resource applications should be addressed through the submission of a study required as part of a complete application.”;
- 43) In Section 5.0, by deleting the first instance of the word “settlements” in the second paragraph and replacing it with “settlement areas”;
- 44) In the first paragraph of Section 5.1, by inserting the word “categorized” before “as follows”, by deleting the words “with their 2007-2016 estimated population”, and by

deleting the numbers following the Urban Settlement Areas, Community Settlement Areas, and Hamlets;

- 45) In Section 5.1, by deleting the paragraph following the list of Settlement Areas and Hamlets that begins with “presently only Ilderton, Komoka-Kilworth and Arva”, and replacing it with the following: “Presently only Ilderton, Komoka-Kilworth and Arva are services with municipal water and sewage services. Six additional settlement areas are services with municipal water but have private individual sewage services. These are Ballymote, Birr (partial water), Delaware, Denfield, and Melrose (partial water). The remaining three settlement areas (Bryanston, Lobo and Poplar Hill-Coldstream) are on full private individual services.”;
- 46) In Section 5.1, by deleting the population, housing and employment projections table and replacing it with the following table and paragraph:

	2016	2021	2026	2031	2036	2046
Population						
Ilderton	3,500	4,000	4,500	5,100	5,700	7,300
Komoka-Kilworth	4,600	5,700	6,950	8,500	10,500	15,600
Arva	500	600	800	1,000	1,200	1,900
Delaware	1,600	1,700	1,900	2,100	2,300	2,700
Hamlets & Remaining Rural Areas	7,600	7,700	7,750	7,800	7,900	8,000
Total Population	18,397	20,130	21,863	23,607	27,400	35,500
Residential Units						
Total Residential Units	6,388	7,015	7,643	8,270	9,610	12,750
Employment						
Total Employment	5,800	6,600	7,600	8,700	9,900	11,700

“It is expected that for projected housing growth to the year 2046, Komoka-Kilworth will accommodate 58% of the total housing growth, Ilderton will accommodate 21%, for a total of 79%. Community settlement areas including Arva (7%), Delaware (7%), and remaining hamlets and rural areas (7%) account for the remaining 21% of overall housing growth over the same period.”;

- 47) In the last paragraph of Section 5.1.1, by deleting the words “and will be”, and by adding the following sentence to the end: “Adjustments to a settlement boundary

may be permitted outside of a comprehensive review subject to requirements of Section 5.1.5, and will be subject to the various policies, goals and objectives of this Plan, including Section 5.1.4.”;

- 48) In the fourth paragraph of Section 5.1.2, by deleting the sentence “If such services are not available, communal services may be considered if appropriate justification is provided” and replacing it with “if such services are not available or planned, communal services may be considered subject to requirements under Section 9.3.3,” and by deleting the words “interim development” following “staff may consider the approval of” and replacing them with the words “low intensity development on existing, vacant lots of record or under-utilized property.”;
- 49) In the final paragraph of Section 5.1.2, by adding a period following “amendment to this Plan”, and adding “Adjustments to a settlement boundary may be permitted outside of a comprehensive review subject to requirements of Section 5.1.5,” and by deleting “its” and replacing it with “the”;
- 50) In the fourth paragraph of Section 5.1.3, by deleting the words “it is further not expected that Hamlet Areas will”, and replacing them with the words “*Hamlet Area* boundaries may be adjusted outside a comprehensive review, provided there is no net increase to the area of the *Hamlet* and subject to requirements of Section 5.1.5. *Hamlet Areas* are however not expected to”;
- 51) In the fifth paragraph of Section 5.1.3, by adding the sentence “Private Communal Services may be appropriate subject to the requirements of Section 9.3.3” after the first sentence, and by deleting the sentence “Significant or major new development, such as the development of more than three new lots through plan(s) of subdivision, will require provision of full municipal services.”;
- 52) The following is inserted as a new Section 5.1.4 e) and all subsequent sections are renumbered as appropriate: “Adjustments to settlement area boundaries may be considered outside of a comprehensive review, provided there is no net increase to the area, subject to the requirements of Section 5.1.5.”;
- 53) In Section 5.1.4 f), by deleting the word “Municipality” and by deleting the word “preserve” and replacing it with “reflect”;
- 54) The following is inserted as a new Section 5.1.5:

“5.1.5 Adjustments to Settlement Area Boundaries

Adjustments to settlement area boundaries may be proposed outside of a comprehensive review provided:

- a. The adjustment would not result in a net increase of land within the settlement area;
- i. Areas proposed to be removed from the settlement area may not include parks, employment lands, or lands with existing development

- b. The adjustment would support the Municipality's ability to meet intensification and redevelopment targets established in this Plan;
- c. Policies related to Prime Agricultural Areas are addressed; and,
- d) The settlement area to which the lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands."

55) The following is inserted as new Sections 5.2 and 5.3, and all subsequent sections are renumbered as appropriate:

“ 5.2 SETTLEMENT AREA EXPANSION REQUESTS

The Middlesex County Official Plan includes policies that allow municipalities to adjust or expand settlement areas at the time of a local Official Plan Review. Section 1.1.3.8 of the Provincial Policy Statement, 2020 requires that settlement area expansions may only occur where it has been demonstrated that:

- a. 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;
- b. 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 protect public health and safety and the natural environment;
- c. in prime agricultural areas:
 - 1. the lands do not comprise specialty crop areas;
 - 2. alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid prime agricultural areas; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- d. the new or expanding settlement area is in compliance with the minimum distance separation formulae; and
- e. 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.

Each request for lands to be added to a settlement area must be assessed in accordance with the criteria set out in the Provincial Policy Statement and considered in the context of other policies that relate to development within settlement areas. This includes the servicing hierarchy established in Section 1.6.6 as discussed in section 9.3 of this report.

5.3 FUTURE SETTLEMENT EXPANSION AREAS

Certain areas located adjacent to existing urban settlement areas have been identified on the land use schedules with a Future Settlement Expansion Area overlay. These areas have been identified as the location of a potential future expansion of the settlement area to accommodate the growth forecast to occur within the horizon of this plan.

At the time of adoption of this Plan, the necessary studies to demonstrate conformity with the County Official Plan and consistency with the Provincial Policy Statement as they relate to Settlement Area expansions, have not been completed.

5.3.1 Purpose

The purpose of the Future Settlement Expansion Area overlay is:

- a. To demonstrate the Municipality's preferred location for future expansion of its Settlement Areas;
- b. To allow the Municipality to plan for the expansion of necessary infrastructure to accommodate additional growth;
- c. To provide landowners with greater certainty as to the location of future growth;
- d. To allow for existing agricultural, rural and interim uses to continue in accordance with the policies of Agricultural Areas in Section 2 and prohibit new urban development until the time of the next Comprehensive Review.

5.3.2 Future Settlement Expansion Area Policies

- a) It is the intent of this Plan to identify Future Settlement Expansion Areas to provide for settlement area growth within the planning horizon of this Official Plan;
- b) Lands identified with the Future Settlement Expansion Area overlay constitute land that is outside a Settlement Area Boundary and is

not planned to accommodate urban uses or significant growth until the time of the next Comprehensive Review

- c. The boundaries of the overlay are considered approximate. The exact area of any future settlement area expansion will be determined through the next Comprehensive Review.
- d) Future Settlement Expansion Areas shall continue to be used for agricultural and other existing rural uses;
- e) Urban uses within the overlay area shall be prohibited until such time that a Comprehensive review has been completed and the Official Plan has been amended to expand the Settlement Area;
- f) Severances shall only be permitted in accordance with Section 2.7;
- g) The Minimum Distance Separation Formulae shall apply in accordance with Section 2.8;

5.3.1 PERMITTED USES

Uses permitted within the Future Settlement Expansion Area overlay include only those uses permitted by the underlying designation.”;

- 56) In Section 5.2.1 e), by deleting the last sentence, starting with “Specifically, the Municipality”, and replacing it with “Specifically, the Municipality shall require that 10 percent of development in Community Settlement Areas occur by way of intensification, and that 20 percent of development in Urban Settlement Areas occur by way of intensification.”;
- 57) In Section 5.2.1 f), by deleting the words “reflect a high quality of residential and neighbourhood design” and replacing it with the words “allow for a full range and mix of housing types” and by adding the following sentence to the end: “A mix of housing types and options includes consideration for purpose-built rental units, secondary suites, supported housing, rooming houses, and units with more than two bedrooms.”;
- 58) In Section 5.2.1 g), by adding the words “for the previous year” to the end of the third sentence and deleting the subsequent sentences, which start with the words “This ‘benchmark’ purchase price figure”;
- 59) In Section 5.2.2, by deleting the words “low\medium rise apartments” and replacing it with the words “low to mid-rise apartment dwellings”, and by deleting the last sentence in the first paragraph that starts with “Residential units, other than single detached”;

- 60) In Section 5.2.2 a), by deleting the word “churches” and replacing it with the term “places of worship”;
- 61) The following is inserted as a new permitted use as Section 5.2.2 e): “Small-scale neighbourhood commercial”;
- 62) In Section 5.2.3, by deleting the words “low-medium rise apartments” and replacing it with the words “apartment dwellings”;
- 63) By deleting existing Sections 5.2.3 b) and 5.2.3 d) in their entirety and renumbering all subsequent sections as appropriate;
- 64) In Section 5.2.3 e), by deleting the words “Notwithstanding Subsection (d) above,”;
- 65) The following is inserted as a new Section 5.2.3 g): “The Municipality’s zoning by-law shall establish appropriate zoning standards such as setbacks and maximum heights for apartment dwellings and other uses.”;
- 66) In Section 5.3.1 d), by adding the words “and medium density development” to the end of the sentence;
- 67) The following is inserted as a new Section 5.3.1 f): “To encourage and facilitate the proximity of synergistic industries and land uses, including knowledge-based sectors.”
- 68) In Section 5.3.3 a), by adding the words “, small-scale department stores,” after “convenience retail”, and by adding to the end the sentence “This does not include major retail, auto-oriented commercial such as gas stations and drive-throughs and automotive sales and service establishments” to the end of the section;
- 69) In Section 5.3.3 b), by adding the words “compatibly scaled” before the word “entertainment”;
- 70) By deleting the text in Section 5.4.3 in its entirety and replacing it with the following: “Uses permitted within Settlement Commercial areas include retail, department stores, general merchandise stores, personal services, recreational uses, restaurants and office uses. Examples of other permitted uses may include gas stations, micro breweries, low-impact employment uses, etc.”;
- 71) In Section 5.5.1 c), by deleting the words “residential uses or other”;
- 72) The following is inserted as a new Section 5.5.1 e) and all subsequent sections are renumbered as appropriate: “Cannabis production facilities may only be permitted through a site-specific zoning by-law amendment and where facilities are entirely indoors”;
- 73) The following is inserted as the final letter section of Section 5.5.1: “Major retail uses having a gross leasable area of 2,000 square metres or more shall not be permitted in employment areas.”;
- 74) In Section 5.5.2, by deleting the first sentence, “Permitted uses within the settlement area designation include the following:” and replacing it with the

sentence “This section outlines the uses permitted within the Settlement Employment Area designation, which contemplates the development of both industrial and business uses.”;

- 75) The following uses are inserted as new Sections 5.5.2 c) and 5.5.2. d) and all subsequent sections are renumbered as appropriate: “Trucking Terminal”, and “Contractors Yard”;
- 76) In Section 5.5.2 d), by adding the following sentence to the end of the Section: “Limited retail uses do not include large-scale or large format and stand-alone retail centres having a gross leasable area of 2,000 square metres or more, that have the primary purpose of commercial activities.”;
- 77) In Section 5.6, by deleting the first instance of “to permit” and replacing it with “for”, by deleting the word “only” after “non-employment uses may”, and by deleting “through” and replacing it with “prior to”;
- 78) In Section 5.6, by deleting “, only where it has been demonstrated that the land is not required for employment purposes over the long term and, that there is a need for the conversion.” And replacing it with the following:

“, subject to the following criteria:

 - a) The site does not offer direct access to major transportation corridors (e.g., highways, goods movement network, cross-jurisdictional connections) and goods movement infrastructure (e.g., airports, intermodal yards, and rail).
 - b) The site is not part of a larger employment area.
 - c) The site offers limited market supply potential for employment areas development due to size, configuration, access, physical constraints, and servicing constraints, etc.
 - d) The proposed conversion to non-employment uses is compatible with surrounding land uses and/or could be mitigated from potential land use conflicts.
 - e) The conversion of the proposed site to non-employment uses would not compromise the Municipality’s overall supply of large employment land sites.
 - f) The conversion of the site to a non-employment use would not conflict with municipal interests and policies.”;
- 79) In Section 5.7.11.f i), by adding the words “Potential Expansion of the” and deleting the words “environmental assessment”;

- 80) By deleting existing Section 7.7.11.f ii) in its entirety;
- 81) In Section 5.7.11 h), by deleting the words “Schedule A” and replacing it with “Schedules A-1 through A-11, where applicable”;
- 82) By deleting existing Section 5.7.11 i) in its entirety and renumbering all subsequent sections as appropriate;
- 83) The following is inserted as a new Section 6.1 a) and all subsequent sections are renumbered as appropriate: “To recognize the increased importance placed on infill and intensification within the Urban and Community Settlement Areas, to support local businesses, provide a range of housing options for every stage of life and make efficient use of existing infrastructure.”
- 84) The following is inserted as a new Section 6.1 b) and all subsequent sections are renumbered as appropriate: “To promote sustainable architecture and development practices that help achieve the Municipality’s sustainability objectives;
- 85) In Section 6.1 f), by deleting the word “churches” and replacing it with the term “places of worship”;
- 86) The following is inserted as a new Section 6.1 j) and all subsequent sections are renumbered as appropriate: “To address the interface between the Municipality’s rural and settlement areas and the need to transition between these areas”;
- 87) In section 6.2, by adding the following preamble: “The following policies apply, with necessary modifications, to Plans of Subdivision and Plans of Condominium, as well as Site Plan applications for Land Lease Developments and cluster development such as apartment complexes.”;
- 88) In Section 6.2 c), by deleting the sentence “where new plans of subdivision are proposed next to a roadway reserve, a connection to the roadway reserve is required”, and replacing it with “New development shall include sidewalks, other active transportation infrastructure and traffic calming measures as deemed appropriate by the municipality.”;
- 89) The following is inserted as a new Section 6.2 h) and all subsequent sections are renumbered as appropriate: “Developments shall be required to comply with the Municipality’s current infrastructure design standards as may be amended from time to time.”;
- 90) In Section 6.3 a), by deleting the words “compatibly scaled and designed”, and by deleting the word “which” and replacing it with the word “that”;
- 91) In section 6.3 b), by deleting the words “is compatible with” and replacing it with “completements”;
- 92) In section 6.3 c) by deleting the word “compatible with” and replacing it with “that compliment”, and by deleting the words “and character”;

- 93) In Section 6.3 d), by deleting the word “churches” and replacing it with “places of worship”;
- 94) In Section 6.3 f), by deleting the word “should generally” and replacing them with the word “shall”, by changing the word “to” into “towards”, by deleting the words “in harmony and”, by deleting the word “compatible” and replacing it with “complementary”, by adding the word “the” before the words “surrounding neighbourhood”, and by deleting the word “character”;
- 95) The first two subsections of Section 6.4 are deleted and replaced with the following:
 - a) Streetscaping that is complementary to the existing built form of the neighbourhood is encouraged. In particular, traditional streetscaping in Village Centres is encouraged. Accessible sidewalks and low impact development standards should be incorporated to minimize the impacts of climate change and reduce stormwater management costs. A coordinated approach should be taken in the planning and design of streetscape improvements in commercial areas, including the upgrading of building facades, signage, sidewalks, lighting, parking areas and landscaping.
 - b) Surface parking shall be located behind buildings, away from the street to provide a continuous streetscape. Where this is not possible/feasible, reduced parking requirements may be considered. Appropriate design treatments and buffering is encouraged to screen parking areas from the public realm.
- 96) In Section 6.4 f), by adding the following sentence to the end: “Connectivity of municipal trails to these spaces will be encouraged.”;
- 97) In Section 6.4 g), by adding the following sentence to the end: “Connectivity of municipal trails to these parks will also be encouraged”;
- 98) The following is inserted as a new Section 6.4 i): “Electric vehicle charging stations shall be located such that cables and charging infrastructure shall not create a hazard for pedestrians or cyclists”;
- 99) In the preamble of Section 7.0, by adding the word “existing” after the words “such designations generally allow”;
- 100) In Section 7.1.1 a), by deleting the words “lands designated for” and replacing them with the word “existing”;
- 101) In Section 7.2.1.1, by adding the word “and support the rural economy” after the words “through previous official plans remain viable”;
- 102) In the last paragraph of Section 7.2.1, by adding the following sentence after the sentence that ends with “relative to a corresponding lessor need for Rural

commercial lands”: “Uses that would meet the definition of Agriculture-Related will be preferred.”;

- 103) The following is inserted as new Sections 8.1 h) and 8.1 i):
- h) To promote equitable access to recreational experiences for all residents including connections with the Trails Master Plan (2014), where possible.
 - i) To encourage public municipal facilities as part of mixed-use private development, particularly within Urban Settlement Areas, to support the diversification of housing opportunities.
- 104) The following is inserted as new sections 8.3 e) through 8.3 j) and all subsequent sections are renumbered as appropriate: “Pedestrian walkways and bicycle paths; playgrounds and picnic areas; Municipally owned recreational facilities (swimming pools, sports fields, community centres, arenas etc.); Farmers market; Tourist information centres; Museums; and”;
- 105) In Section 8.4 d), by deleting the number “300” and replacing it with the number “500”;
- 106) In Section 8.4 f), by adding the sentence “It may also be considered where the dedication of parkland location and shape renders the remainder of the site unsuitable or impractical for development” following the sentence that ends with “even in combination with adjoining lands”, and by adding the words “that meets the goals for parkland established in Section 8.1” to the end of the last sentence.
- 107) The following is inserted as new Sections 8.4 k) and 8.4 l):
- “k) At its discretion, the Municipality may acquire new parks and recreation spaces where they are needed and provide amenities in existing parks where population is increasing.
 - l) Where applicable, Conservation Areas and Provincial parks shall be protected.”;
- 108) In Sections 9.0 and 9.1, by deleting every instance of the word “churches” and replacing it with the term “places of worship”;
- 109) In the heading of Section 9.2.1, by adding the word “Policies” to the end;
- 110) The following is inserted as new sections 9.2.1 j) through 9.2.1 l):
- “j) The Municipality will encourage mixed-use areas in its Village Centres and settlement commercial areas.

- k) The Municipality will consider the economic development priorities outlined in the Middlesex Centre Strategic Plan in its policies and decisions.
 - l) The Municipality will promote and encourage on-farm diversified uses and agriculture-related uses to support the agricultural economy.”;
- 111) In Section 9.2.3 d), by deleting the words “Agriculturally-related and ecologically-related tourism” and replacing them with the word “Agri-tourism”;
- 112) In Section 9.3.1 a), by deleting the words “on private sanitary service systems” and replacing them with the words “serviced by private individual sewage treatment systems”;
- 113) By deleting Section 9.3.1 b) in its entirety and replacing it with the following: “Six of the eleven settlement areas within the Municipality are on full municipal water services (Ilderton, Komoka-Kilworth, Delaware, Arva, Denfield and Ballyhmote). Melrose and Birr have partial services (municipal water only) and Bryanston, Lobo and Poplar Hill-Coldstream have private individual services only.”
- 114) The following is inserted as a new Section 9.3.1 e) and all subsequent sections are renumbered as appropriate: “Where municipal services are not available or planned, development may be approved on the basis of Private Communal Servicing subject to the policies of Section 9.3.3.”;
- 115) In Section 9.3.2 b), by deleting the word “the” and replacing it with the words “a conventional private individual”, and by adding the word “area” at the end of the first sentence.
- 116) The following is inserted as a new Section 9.3.3 and all subsequent sections are renumbered as appropriate:

“9.3.3 Private Communal Servicing

- a) The Municipality may permit private communal servicing as an alternative to private wells and septic tanks, only where it is deemed feasible, and is supported by the Ministry of Environment, Conservation, and Parks. Proponents shall fully satisfy all financial, technical, and other requirements of this Plan and other relevant approval authorities.
- b) Development on private communal services may only be permitted within the Hamlets of Ballymote, Birr, Bryanston, Poplar Hill & Coldstream, Denfield, Lobo, and Melrose.
- c) Development on private communal services shall only be considered for a plan of condominium.

- d) Any such system shall meet the requirements of the approval processes under the Environmental Assessment Act, the Ontario Water Resources Act, the Safe Drinking Water Act, and the Planning Act.
- e) The Municipality shall require a responsibility agreement to be established between the proponent and the Municipality. In approving any private communal servicing system, the Municipality shall require financial securities to ensure that all operational, maintenance, and administration costs associated with the private communal services will not create an unacceptable financial burden for the Municipality in the event of default by the owner-operator of the services.
- f) Pre-consultation with the Municipality is required for any proposal for a private communal services system. In reviewing proposals for development on private communal systems, the Municipality will determine the number and types of communal systems that will be deemed acceptable by the Municipality.
- g) An application submitted on the basis of private communal servicing must demonstrate conformity with the above requirements before it will be accepted as complete.”;

117) The following is inserted as a new Section 9.3.4 and all subsequent sections are renumbered as appropriate:

“9.3.4 Policies Relating to Hydro Services

Electric power supply facilities such as transmission lines, transformer stations and distribution stations, shall be permitted in any designation without amendment to this Plan. The planning of all such facilities will be carried out having regard to the policies of the Plan and such facilities will be approved under and satisfy the provisions of the Environmental Assessment Act, including regulations made under the Act and any other relevant statutes. Furthermore, Ontario Hydro Services Company or such other Company shall consult with the Municipality on the location of all new electric power facilities.”;

- 118) In Section 9.4.1 f), by adding the words “and cycling” after the words “convenient and visually appealing pedestrian”, and by adding the words “by providing paved shoulders, sidewalks, and bicycle parking.”;
- 119) In Section 9.4.1 h), by deleting the words “private ownership or to public”, and replacing it with the words “publicly accessible”;

- 120) The following is inserted as a new section 9.4.1 o): “To support the installation of infrastructure related to electric vehicles.”;
- 121) In Section 9.4.3 d), by deleting the word “Implementing”;
- 122) In Section 9.4.3 f), by deleting the word “visual”;
- 123) The following is inserted as a new Section 9.4.1 h): “Electric vehicle charging stations shall be permitted in all land use designations (except natural heritage and hazard lands), subject to site plan control. The Municipality’s Zoning By-law may establish electric vehicle equipment requirements where private parking is provided for larger-scale mixed-use, apartment, office and industrial developments.”
- 124) In Section 9.4.6 a). iv), by deleting the words “should be discouraged” and replacing them with “shall be prohibited”;
- 125) By deleting existing Section 0.4.6. a). vii) in its entirety and renumbering all subsequent sections as appropriate;
- 126) The following is inserted as a new Section 9.5.2 e) and all subsequent sections are renumbered as appropriate: “The engagement and partnering of indigenous communities is encouraged to consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.”
- 127) Existing Sections 9.6 and 9.7 are deleted in their entirety and replaced by the following:

“9.6 SECONDARY UNITS

9.6.1 Additional Residential Units

Additional Residential Units are permitted in all designations where single detached, semi-detached, and rowhouse dwelling units are permitted. Additional Residential Units are permitted within the principal dwelling and a detached building or structure accessory to the principal dwelling. Additional Residential Units within a detached accessory building or structure shall not be severed from the principal dwelling lot. For Additional Residential Units in Agricultural Areas, the clustering of buildings is encouraged.

Proponents are advised that the following may be required prior to issuance of a building permit:

- a) A maximum of two Additional Residential Units will be permitted on a lot, one within the principal dwelling and one within a detached building or structure. A garden suite shall not be permitted where an existing Additional Dwelling Unit is located within a detached building or structure.

- b) Demonstration of adequate sewer and water servicing capacity;
- c) Demonstration that the Additional Residential Unit is not located within the natural heritage system, floodplain areas, or other hazardous lands.
- d) Demonstration that the proposal complies with the Minimum Distance Separation formulae, where applicable.
- e) Demonstration that the Additional Residential Unit has a floor area of 49% or less of the primary residential unit.
- f) The Zoning By-law will establish provisions for the accommodation of Additional Residential units, including requirements for detached Additional Residential Units.

9.7 GARDEN SUITES

Garden suites are single-unit detached residential structures containing bathroom and kitchen facilities, designed to be portable and are accessory to an existing residential structure. Garden suites are not considered Additional Residential Units and may be permitted through a temporary use by-law for a period of up to 20 years. Extensions to the Temporary use by-law may be granted for periods of up to three years at a time.

The following policies shall apply to garden suites:

- a) A single garden suite shall be permitted on a lot in conjunction with a permitted single-detached dwelling provided there is no existing additional dwelling unit within a detached building on the same lot.
- b) A garden suite may only be permitted through the passing of a temporary use by-law under Section 39 of the *Planning Act*. The use shall not exceed twenty (20) years from the date of passing the by-law.
- c) Garden suites shall be permitted where there is adequate water and sewage capacity on the lot to service the suite.
- d) Garden suites must comply with the setbacks for accessory buildings, as set out in the Zoning By-law.

- e) As per the *Planning Act* provisions for garden suites, Council may require the owner of the suite or any other person to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite as the Council considers necessary or advisable, including:
- The installation, maintenance and removal of the garden suite;
 - The period of occupancy of the garden suite by any of the persons named in the agreement; and
 - The monetary or other form of security that the Council may require for actual or potential costs to the municipality related to the garden suite.”;

128) The following is inserted as a new Section 9.8 and all subsequent sections are renumbered as appropriate:

“9.8 MODULAR / PRE-FABRICATED HOUSING AND TINY DWELLINGS

The Municipality supports housing development that is innovative and compact in its design and may represent non-traditional additions to the Township’s housing stock. Modular / Pre-Fabricated Housing and Tiny dwellings represent housing types that promote affordability, increased homeownership opportunities, diversity of housing stock, and availability to a broader range of demographics than traditional housing types, including young individuals and families, aging residents, and residents seeking to down-size to a smaller housing type.

A Modular / Pre-Fabricated Housing or Tiny dwelling means a dwelling structure which is or has been constructed off-site and cannot move (and was not designed to be moved) under its own power. These dwelling types do not include a mobile home or a recreational vehicle/trailer.

Modular / Pre-Fabricated Housing or Tiny dwellings may be permitted subject to the following:

- a) as a principal dwelling or additional residential unit subject to the other policies of this Plan, as applicable.
- b) considered a detached additional residential unit for the purposes of Section 9.6.1 when it is not the principal dwelling on the lot.
- c) A maximum of one (1) shall be permitted on a lot.

- d) Regardless of dwelling size, minimum lot size requirements shall be maintained, as established in the Zoning By-law
- e) shall comply with the requirements of the Ontario Building Code and Fire Code, the Municipality's Zoning By-law, and other Municipal or County By-laws.”;

129) The following is inserted as new Sections 10.1.1 and 10.1.2:

“10.1.1 Settlement Area Adjustments

Proposals to adjust Settlement Areas outside a comprehensive review shall be subject to the requirements of Section 1.1.3.9 of the PPS, 2020 and the following:

- a) A Pre-Application Consultation submission shall be required prior to the submission of a formal application;
- b) The proposal shall identify the lands to be added as well as the lands proposed to be removed from the Settlement Area; and
- c) The lands proposed to be added to the Settlement Area must abut the existing boundary of the Settlement Area and have frontage on a public road leading to the Settlement Area.

10.1.2 Employment Land Conversions

Proposals to change the designation of lands designated for Employment to a Non-Employment Use prior to the completion of a comprehensive review, shall be subject to the requirements of Section 1.3.2.5 of the Provincial Policy Statement, 2020 and the following:

- a) A Pre-Application Consultation submission shall be required prior to the submission of a formal application”;

130) In Section 10.3.1 a), by adding the words “, or private communal services” after the words “extension of municipal streets and/or services”, and by adding the words “and/or condominium“ in the last line;

131) In Section 10.3.1 b), by deleting the word “appropriate” and replacing it with the word “conventional”;

- 132) By deleting existing Section 10.3.1 d) in its entirety and replacing it with the following: “Flag-shaped” lots with narrow road frontage that provides access to a larger backlot area behind an abutting lot will not be permitted within the Settlement Areas and will be discouraged outside of settlement areas.”;
- 133) By deleting existing Section 10.3.2.1 b) in its entirety and replacing it with the following: “Severance for Agriculture-Related Uses may be permitted, subject to additional policies of this Plan in Section 2.3. Applications must demonstrate that the proposed lot area for a new Agriculture-Related Use is the minimum size required to accommodate the use and appropriate sewage and water services can be provided.”;
- 134) In Section 10.3.2.1 c), by deleting the word “considered” and replacing it with the word “permitted”;
- 135) The following is inserted as a new Section 10.3.2.1 d) and all subsequent sections are renumbered as appropriate: “Severances for Agricultural Uses must be a minimum of approximately 40 hectares in area with a frontage on an open, public road.”;
- 136) In Section 10.3.2.1 f), by adding the words “that, in addition to all requirements of the County Official Plan,” before the words “the following conditions are satisfied”;
- 137) In Section 10.3.2.1 f). i), by adding to the end of the sentence the words “by the owner of the subject land”;
- 138) In Section 10.3.2.1 f). iii), by adding the words “existing, habitable” before the words “residence surplus”;
- 139) By deleting Section 10.3.2.1 f). iv) in its entirety, and all subsequent sections are renumbered as appropriate;
- 140) In Section 10.4 a), by adding into the last sentence, after “a plan of subdivision”, the words “and/or condominium”;
- 141) In Section 10.4 f), by deleting the word “preserved” and replacing it with the word “conserved”;
- 142) In Section 10.5.1 a), by adding the following onto the end: “Except where an agriculture-related use, on-farm diversified use or cannabis production facilities are proposed.”;
- 143) In the second sentence of Section 10.11, by adding the following to the end: “(Garden Suites may be permitted through a temporary use by-law for up to 20 years)”;

- 144) In Section 10.16, by adding the words “portions of settlement areas, or lands to be added to settlement areas” to the end of the first sentence, in the first paragraph by deleting “or could” and replacing it with the words “and may”;
- 145) In the second paragraph of Section 10.16, by adding the following to the end: “In the event of a conflict between the Secondary Plan and any other section of the Official Plan, the policies of the secondary plan shall apply.”
- 146) The following is inserted as new Sections 10.16.1 and 10.16.2

“10.6.1 At a minimum, Secondary Plans shall:

- a) Provide a statement of objectives and goals specific to the Secondary Plan Area;
- b) Provide a land use plan for the Secondary Plan Area;
- c) Provide policies related to land use designations, parks and open spaces, transportation, infrastructure, servicing related to water, wastewater and stormwater and urban design;

10.6.2 Privately-initiated Secondary Plans in support of large-scale development or redevelopment may be considered by the municipality, subject to the following:

- a) The proponent has engaged the municipality in pre-application consultation;
- b) The proposal is supported by studies related to growth management, natural heritage, transportation, and infrastructure related to water, wastewater and stormwater, prepared by qualified professionals to a standard acceptable to the Municipality, demonstrating the following:
 - i) The proposed development will satisfy unmet demand in the municipality for a full range and mix of housing options;
 - ii) The natural heritage features have been assessed and there shall be no negative impacts on significant natural heritage features or their ecological functions;
 - iii) The proposed transportation plan will integrate with the existing network without unacceptable impacts;
 - iv) There is sufficient servicing capacity available to accommodate the proposed development;”;

- 147) The following is inserted as a new Section 10.19 j): “To encourage consultation with Indigenous communities including the need to confirm the preferred level of consultation.”;

- 148) The following is inserted as a new Section 10.19.1 with the heading title “Ministerial Zoning Orders”: “Section 47 of the *Planning Act* Permits the Minister of Municipal Affairs and Housing to enact, by order, zoning and Site Plan Approval without the need for public consultation or Council support. The Municipality shall provide notice and seek public input in accordance with the public consultation requirements of a Zoning By-law Amendment prior to making a decision on whether to endorse a proposed Minister’s Zoning Order.”;
- 149) In the definition of Institutional Uses in Section 12.0, by deleting the word “churches” and replacing it with the term “places of worship”;
- 150) In Section 12.0, by inserting the following definition as appropriate alphabetically: “*Major Retail* is defined as a large-scale or large-format stand-alone retail store or retail centre, having a gross leasable area of 2,000 square metres or greater, that have the primary purpose of commercial activities.”;

PASSED AND ENACTED this 17th day of November, 2021

Aina DeViet, Mayor

James Hutson, Municipal Clerk