



**Meeting Date:** September 7, 2022

**Submitted by:** Michael Di Lullo, CAO

**Report No:** CAO-26-2022

**Subject:** Comprehensive Zoning Consolidation Review

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**Recommendation:**

THAT Report CAO-26-2022, re: Comprehensive Zoning Consolidation Review be received;

AND THAT WSP Canada Group Limited be authorized to conduct the comprehensive zoning and by-law review for Middlesex Centre;

AND FURTHER THAT the CAO be authorized to execute the proposal with WSP to undertake the comprehensive zoning and by-law review.

**Purpose:**

To provide Council with an update on the comprehensive zoning review that will be initiated by WSP Canada Group Limited (WSP) on behalf of the Municipality, as part of a continuation following the completion of the official plan review process accomplished earlier this year.

**Background:**

Since amalgamation, Middlesex Centre has done one consolidation of the zoning by-law which dates back to 2005. While the zoning by-law has been adequate for past municipal needs, the completion of the comprehensive official plan review along with outdated standards, inequitable regulation of lands and multiple regulatory documents, requires the creation of a new consolidation that is fair, balanced, contemporary and flexible to implement current provincial, county and municipal official plan policy.

Considered as a second phase to the planning review process that was initiated in 2020 related to the official plan review, WSP will be undertaking this project by consolidating past policies and forming an updated current zoning by-law.

## **Analysis:**

The rationale for pursuing this project is to ensure that our planning policies are relevant and that the zoning provisions are up-to-date to reflect the decisions made to update the official plan. Furthermore, the Planning Act requires all zoning by-laws be updated within three years after an update to the Official Plan.

## **Framework**

The project is anticipated to be completed within a six month time-frame and will include community engagement including one statutory public meeting and a virtual information session. Unlike the official plan review, this will not be as extensive as the purpose is to update older policies into an updated document; however, the process will be completed in accordance with the planning act.

Some of the preliminary zoning conformity issues that need to be addressed includes:

- **Future Growth Areas:** Through the OPR, future growth areas were identified subject to further study. The application of a future development zone (or similar) can be explored to recognize the long term intention to develop these lands.
- **On-Farm Diversified Uses and Agriculture-Related Uses:** Need to address a responsive zoning framework for on-farm diversified uses and agriculture-related uses, as defined in provincial and local policy.
- **Farm Severances and Minimum Lot Sizes:** The Zoning By-law will consider the policy changes introduced in the Middlesex Centre OP and County OP regarding farm severances and minimum lot sizes.
- **Natural Heritage System:** The OP implements the Middlesex Natural Heritage System Study (2014). The Zoning By-law is a tool that can support policies which protect people and property from natural hazards, including flooding and erosion hazards.
- **Additional Residential Units:** The OP provides guidance on additional residential units, the review will address additional residential units in the context of second suites within the principal building, as accessory buildings (e.g., garden suites or coach houses) and farm help accommodation.
- **Mixed-Use Development:** Many Zoning By-laws are being amended to facilitate intensification by pre-zoning for mixed-use, and higher density development as contemplated by policy. Where pre-zoning is not appropriate, new zoning by-laws often will integrate a set of suitable zones that can be applied through development processes.

- **Housing Forms:** Many of the Municipality's existing residential zones permit only single and semi-detached dwelling forms. We will review the applicability of these existing zones and ensure that zoning for different housing forms is suitably reflective of community context.
- **Electric Vehicle Parking and Active Transportation:** The Zoning By-law can include regulations regarding the provision of electric vehicle parking and bicycle parking to support other Municipal objectives.
- **Komoka-Kilworth Secondary Plan:** The Secondary Plan (adopted in 2014) introduces a Village Centre land use designation which is not reflected in the Zoning By-law and this will be reviewed/confirmed.

### Scope of Work

There will be a virtual public open house to discuss key issues related to the Municipality's zoning policies and legislation to be considered in the Draft Zoning By-Law Amendment to address conformity issues.

Once the project team has had input into the Draft Zoning By-Law, a statutory public meeting in accordance with Section 34(13) of the Planning Act will be completed, followed by formal council adoption of the Final Zoning By-Law Amendment.

The new Zoning By-Law would be presented in January 2023 while the technical tasks will be done in 2022 with the Draft Zoning By-Law Amendment ready for public by end of year, with statutory consultation and refinements to be completed by the end of Q1 2023.

### Official Plan Amendment No. 59 – County Review

Following Council's adoption of OPA 59 in May 2022, the Official Plan Amendment was forwarded to the County of Middlesex for approval. There may be modifications to the County OP may have implications on OPA 59, and subsequently for this Zoning By-law Conformity exercise. Should changes arise following the County's approval and any modifications to OPA 59, these will be taken into consideration through the Zoning By-law Conformity exercise.

### **Financial Implications:**

The budget for this project is \$14,982.50, plus HST which is within the allocated budget that was set for the official plan and zoning consolidation review.

**Strategic Plan:**

This matter aligns with following strategic priorities:

- Sustainable Infrastructure and Services

The new Rural Zoning By-law will provide planning support to build a strong diversified economy, culturally vibrant community, as well as supporting healthy natural and agricultural systems based on the policy direction of the updated official plan.

**Attachments:**

N/A