



PLANNING REPORT

Meeting Date: March 20, 2023
Submitted by: Abby Heddle-Jacobs, Planner (Policy & Special Projects)
Subject: **Official Plan Review**

PURPOSE

Section 26 of the Planning Act directs municipalities to review their Official Plan on a regular basis. The Planning Act requires that when the Township of Adelaide Metcalfe Official Plan is updated, it must be revised to ensure that it:

1. Conforms with the County of Middlesex Official Plan
2. Has regard for matters of provincial interest
3. Is consistent with provincial policy statements, including the Provincial Policy Statement (2020)

Prior to revising the Official Plan, Section 26 (3b) of the Planning Act requires that Council hold a Special Meeting, open to the public, to discuss the revisions that may be required to the Township of Adelaide Metcalfe Official Plan. The Planning Act also requires that Council has regard for any written submissions about suggested revisions to the Official Plan and shall provide any person who attends the meeting an opportunity to be heard on that subject.

BACKGROUND

The Township's Official Plan is a comprehensive municipal policy document created under the Planning Act that sets a 25-year framework for land use decisions. The Official Plan contains goals, policies and land use schedules that indicate where housing, agriculture, industrial, commercial and retail land uses will be located.

The broader land use planning framework in Ontario has undergone significant change within the last 5 years. These changes include updates to the PPS and the release of numerous Provincial housing bills that amended the Planning Act and other Provincial statutes. Additionally, the County Official Plan review was completed and adopted by County Council in July 2022.

Project Scope

Based on the changes to the Planning Act, PPS and the County Official Plan, as well as new and emerging issues both locally and provincially, staff have begun to consider revisions to the Township Official Plan that fall under the following subject areas:

- Provincial changes conformity exercise;
- Population and Housing Projections;
- Land Balance Analysis / Comprehensive Review;
- Drinking Source Water Protection;
- Natural Heritage Systems Update;
- Economic Development; and
- Additional issues identified through staff, Council and public consultation.



PLANNING REPORT

Consultation and Engagement

Consultation with the Province, Township staff, Council and the public is an essential component of the Official Plan review. In addition to the statutory public open house and public meeting, staff are proposing the following consultation methods as part of the engagement strategy for the Official Plan review:

- Council workshops and roundtable discussions;
- Virtual and in-person open houses to engage members of the public, community groups and agencies that may have an interest in the Official Plan review; and
- Online surveys and opportunities for feedback through the Township website.

Proposed Timeline

Following Council direction to proceed with the Official Plan review, staff will continue with the background and analysis work and begin the consultation and engagement components of the project. The figure below outlines the next steps and proposed timeline of the Official Plan review.

Tasks	March 2023	April 2023	May 2023	June 2023	July 2023	Aug 2023	Sept 2023	Oct 2023	Nov 2023	Dec 2023
Phase One Getting Started										
Phase Two Background Analysis										
Phase Three Consultation and Engagement										
Phase Four Recommendations										
Phase Five Draft OPA										
Phase Six Final OPA										

As previously noted, County Council adopted the County Official Plan Review in July 2022. MMAH has since paused the 120-day timeline for review and approval of the Official Plan and has provided no indication of when the County could expect a decision. The Planning Act requires that the Township’s Official Plan conform to the County’s Official Plan and therefore a Ministry decision that includes modifications could have implications for the Township’s Official Plan.

Further, MMAH is undertaking a housing-focused policy review of A Place to Grow and the PPS. Specifically, MMAH is seeking input on how to create a streamlined province-wide land use planning policy framework that enables municipalities to approve housing faster and increase housing supply. The province has not provided a timeframe in which municipalities may expect a new PPS or similar document. As such, depending on when the County Official Plan is approved and a new policy statement is brought into effect, staff may be required to revisit and revise work



PLANNING REPORT

to ensure that it is consistent with applicable provincial planning documents that are in effect at the time of a council decision.

RECOMMENDATION

THAT the subject report titled 'Official Plan Review' be received for information.

FURTHER THAT in accordance with Section 26 of the Planning Act, staff be directed to proceed with the Official Plan Review.